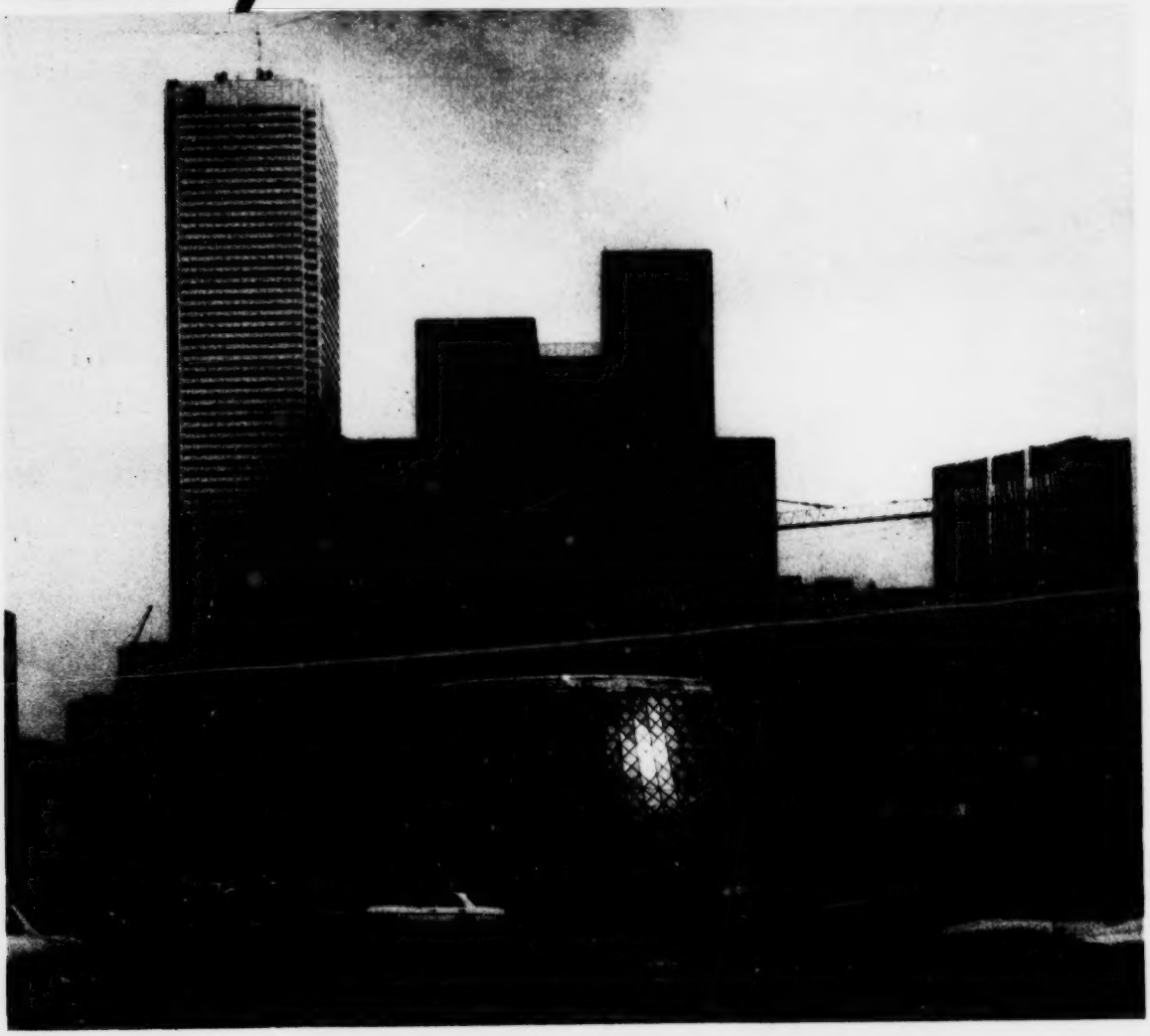
City Monitor82



VOLUME 1 - OFFICE DEVELOPMENT AND RENTS IN THE CITY OF TORONTO -1981

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CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

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VOLUME 1 - OFFICE DEVELOPMENT AND RENTS IN THE CITY OF TORONTO -1981

CITY MONITOR REPORT SERIES

1976 Data

- City Monitor 1 - Office and Residential Development in Specific Areas of the City of Toronto 1976
- City Monitor 2 - Housing Development in the Central Area of the City of Toronto (1976)
- City Monitor 1: Background Report - Detailed Information on Office Development in the Central Core

1977 Data

- City Monitor 78 - Office and Residential Development in Specified Areas of the City of Toronto 1977
- Family Housing 78 - The Production of Family Housing in the City of Toronto and the Central Area, 1976 and 1977

1978 Data

- City Monitor 79: Volume 1 - Office Development and Rents in the Central Core, 1978
- City Monitor 79: Volume 2 - New Housing Production, Prices and Rents in the City of Toronto and the Central Area, 1978

1979 Data

- City Monitor 80: Volume 1 - Office Development and Rents in the City of Toronto, 1979
- City Monitor 80: Volume 2 - New Housing Production, Prices and Rents in the City of Toronto - 1979

1980 Data

- 1981 Quinquennial Review
- City Monitor 81: Volume 2 - Housing Development, Prices and Rents in the City of Toronto - 1980

1981 Data

- City Monitor 82: Volume 1 - Office Development and Rents in the City of Toronto, 1981
- City Monitor 82: Volume 2 - Housing Development, Prices and Rents in the City of Toronto, 1981

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Summary

This report, one of an annual series, sets out in detail information on office space construction and proposals in the City of Toronto to the beginning of 1982.

- As of January 1, 1982 office space completed and under construction in the Central Core totalled 5.6 million square metres. The review limit specified in the Official Plan for office floor space existing and under construction in the Central Core to January 1, 1986, is 6.4 million square metres.

- Between January 1, 1976 and January 1, 1982, 698 000 square metres of office space were completed in the Central Core. On January 1, 1982, 640 000 square metres of office space were under construction with a further 530 000 square metres of office space in various stages of the Development Control process.

- The review limit currently in effect under the Official Plan is 650 000 square metres for building permits issued in the High Density Mixed Commercial-Residential areas; this was not reached. Between January 1, 1976 and January 1, 1982 permits were issued for a total of 420 000 square metres of office space in the HDMCR areas.

- In December 1981, the market vacancy rate for office space in the Central Core stood at 2.0%, up from 1.8% one year earlier. Vacancy rates in the Financial District rose to 3.6%, from 2.0%.

- Asking rents rose sharply throughout Toronto in 1981 with the largest increases occurring in the Central Core. In March 1982, median asking rents for vacant office space in the Core stood at $327 per square metre ($24.88 per square foot) compared with $164 per square metre ($15.28 per square foot) for all of Metropolitan Toronto.

- Office rents in Central Toronto are in line with rents charged in most major financial centres in North America. Rents for Toronto are roughly equivalent to those charged in Washington, Boston, Denver and Chicago.

Introduction

City Monitor 82: Volume 1 - Office Development and Rents in the City of Toronto - 1981 is the fifth report on the rate of growth of office space in the Central Core as required by the Official Plan. City Monitor 82: Volume 1 is modelled on previous annual City Monitor reports. A list of City Monitor reports appears on the inside front cover.

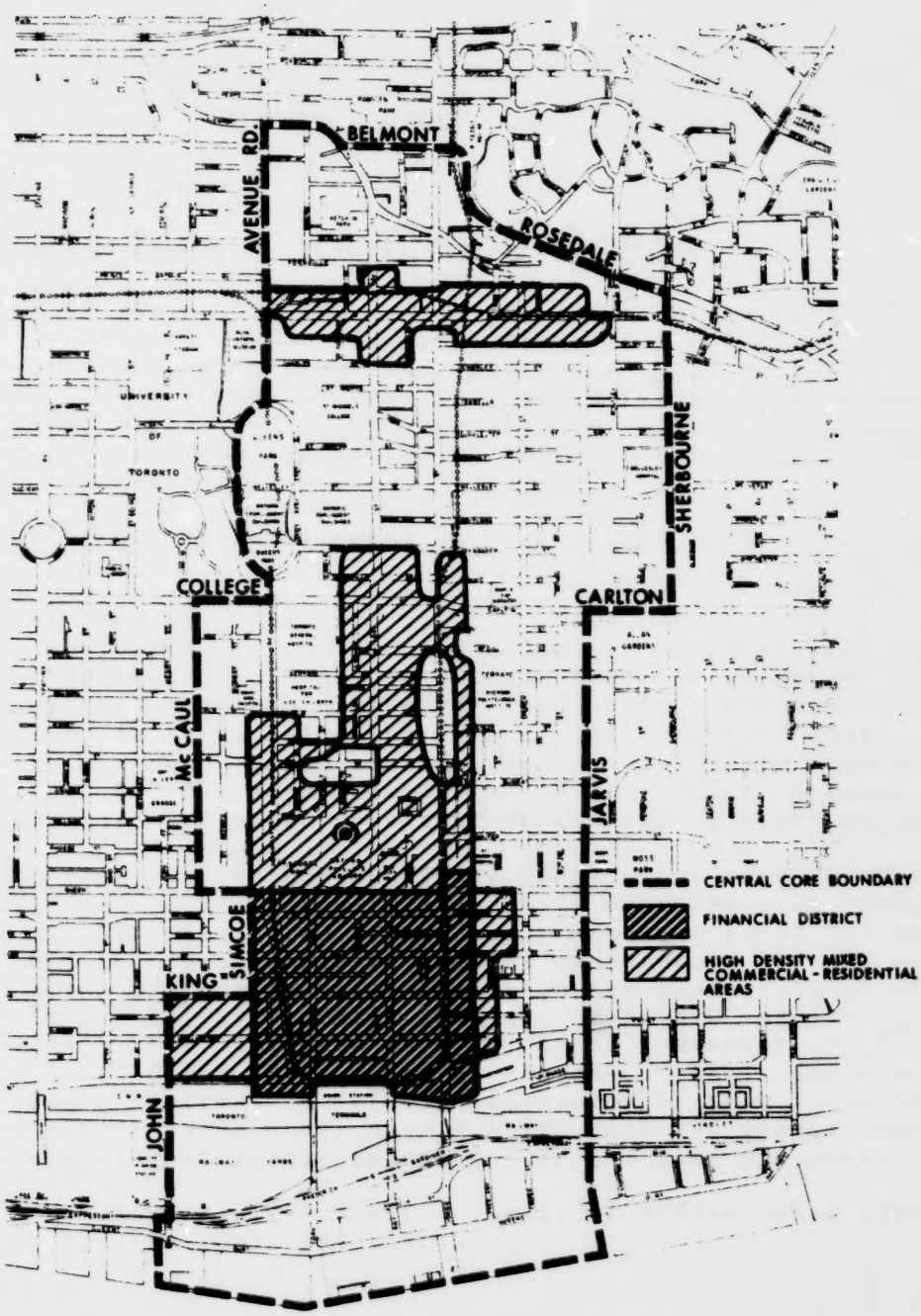
City Monitor 82: Volume 1, is organized into three sections. In Section 1 the growth of office space in the Central Core, including office space completed and under construction in 1981, is compared to review limits for office floor space for 1986 stated in the Official Plan. In Section 2 the amount of proposed office space being considered for approval in the Central Core and other areas of the City is discussed. This review of potential office development gives some idea of office space that may come on-stream in the next few years. Section 3 provides data and discussion on asking office rents and market vacancy rates in the City during each of the five previous years.

This report is modelled closely on City Monitor 80: Volume 1. However, a number of significant changes, other than to the layout, have been made to this year's monitoring report which warrant mentioning. Since 1977, when the first office monitor report was published, the Research and Information Section has undertaken to computerize the development monitoring process. Since January, 1979, the statistics required to produce the City Monitor reports have been produced solely from the new information system. In June, 1980, a second stage of implementing this Land Use and Proposed Development Information System was completed. The Land Use File, which is now available on the Central Property Register, was put on-line and updates which had been accumulated over the past three years were put into the file. As a result of this work, in City Monitor 82: Volume 1 minor adjustments have been made to all previously reported statistics, including the existing base of office space as of January 1, 1976 (the date monitoring began).

A more comprehensive review of the growth in office space in the Central Core between 1976 and 1981, and the context in which this growth occurred, is contained in the 1981 Quinquennial Review report.

All statistics in this report are given in metric units. To convert to imperial units, multiply the number of square metres by 10.764 to give the equivalent in square feet.

MAP 1: CENTRAL CORE



1 Review Limits for Office Space

An important feature of the provisions added to the Official Plan by the amendments known as the Central Area Plan is the requirement for monitoring the growth of office space in the Central Core of the City of Toronto. The Official Plan specifies review limits for 1981, 1986 and 1991 for office space existing and under construction against which office floor space is to be measured. (Appendix 1.1).

1.1 Status of Office Development in the Central Core

Figure 1 illustrates the gross floor area (1) of office space in the Central Core as of January 1, 1982, and January 1 of each previous monitoring year. It also shows the Official Plan review limit for 1981 and 1986. Figure 1 shows that the amount of office space completed between 1976-1982 and under construction by January 1982, is still below the January 1981 review limit, and well within the 1986 review limit. In fact, there are approximately 800 000 square metres of office space between the total completed and under construction and the 1986 review limit.

In City Monitor 80: Volume 1, office completions were reported as having declined in the years 1978 and 1979 over the two previous years. In 1980, completed office space amounted to 83 300 square metres. Office space completed in 1981 amounted to 129 700 square metres. Although this is still less than the production of office space in 1976 and 1977 (227 900 and 215 800 square metres respectively), the increase is significantly greater in 1980 and 1981 than in 1978 and 1979 when a combined total amounted to 41 000 square metres. A further indication of this trend is the amount of office space under construction, 638 100 square metres, which is the largest amount reported over the last six years.

Figure 2 illustrates the various levels of office space reported to Council for the years 1976-1981.

Figure 1

NET CUMULATIVE TOTALS OF OFFICE SPACE IN THE CENTRAL CORE
(As of January 1, 1982)

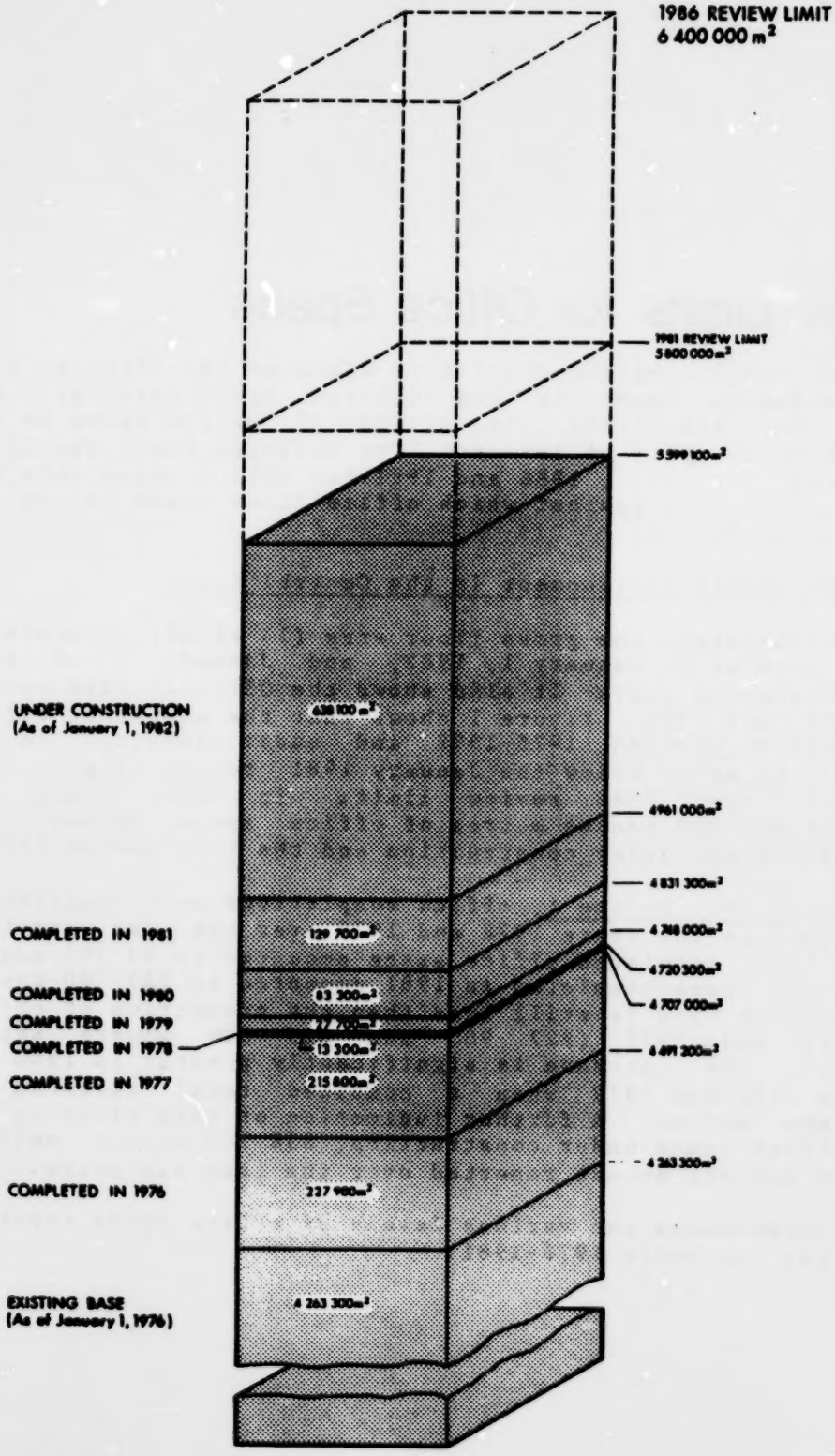
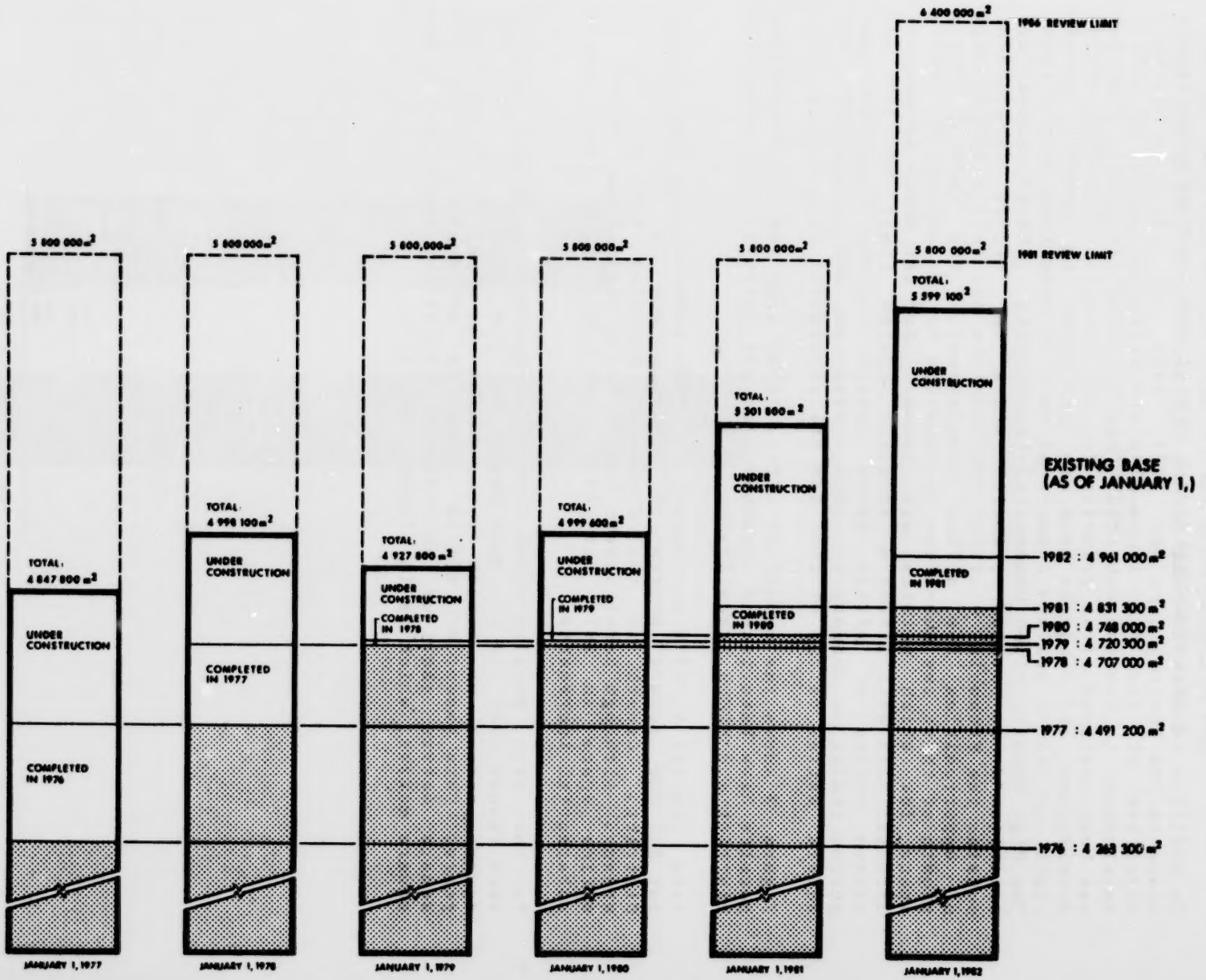


FIGURE 2: STATUS OF OFFICE SPACE IN THE CENTRAL CORE, JANUARY 1, 1976 - JANUARY 1, 1982



1.2 Status of Office Development in the Central Core's Sub-Areas

In addition to establishing review limits for the growth of office space in the Central Core for 1981, 1986 and 1991, a further objective of the Plan is to allocate different levels of office development to the two sub-areas (Map 1). The Financial District has been assigned first priority for the location of future office development, and projects here are permitted to proceed as-of-right up to a maximum commercial density permitted by the Plan. The High Density Mixed Commercial-Residential (HDMCR) Areas are established as second priority areas for office development outside the Financial District, in order to maintain a broad range of opportunities for office development. The rate of office growth of these two sub-areas is measured by the amount of office space for which permits are issued. For the HDMCR Areas, the Official Plan establishes a specific review limit of 370 000 square metres of office space growth for the first five-year period ending on January 1, 1981, with an additional 280 000 square metres on top of that for the subsequent five year period.

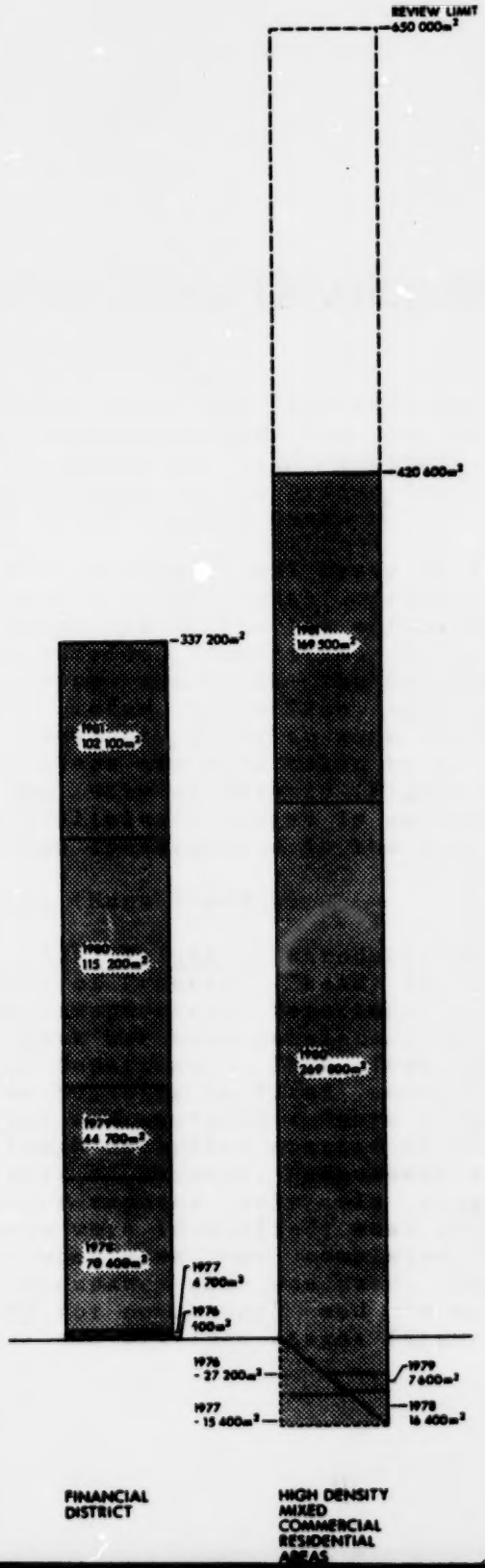
Figure 3 shows the amount of office floor area for which building permits have been issued over the last six years in the Financial District and HDMCR Areas(2).

From January 1, 1976 to January 1, 1982, permits have been issued for 337 200 square metres of office space in the Financial District. Growth in the Financial District has been fairly steady. Although permits were issued for a negligible amount of office space in 1976 and 1977, the last four years showed substantial increments.

In the High Density Mixed Commercial-Residential Areas, permits were issued over the six year period in the amount of 420 600 square metres of office space, almost all of it in the last two years. This amount of office space is approximately 230 000 square metres short of the Official Plan review limit of 650 000 square metres, which is in effect until 1986.

Figure 3

OFFICE SPACE FOR WHICH PERMITS HAVE BEEN ISSUED IN THE SUB-AREAS OF THE CENTRAL CORE SINCE FEBRUARY 1,1976



2 Monitoring Office Development

2.1 The Monitoring System

The computerized Land Use and Proposed Development Information System (LUPDIS) established by the City of Toronto Planning and Development Department has enabled staff to respond more accurately and rapidly in the production of statistics regarding changes to all types of land uses.

Although LUPDIS monitors all types of development, City Monitor 82: Volume 1 deals solely with office development. The most significant stage in monitoring office development begins at the start of construction, demolition or alteration since review limits for office space in the Central Core as set out in the Official Plan, refer to office space completed or under construction. However, prior to work starting on a site, a number of preliminary steps are undertaken to gain formal approval of the project by the City of Toronto (Figure 4). The amount of floor area in these preliminary stages is an indication of development that may commence construction in the next few years.

2.2 Area Reports (Maps 1 and 2)

City Monitor 82: Volume 1 introduces an additional stage to the Development Control Process: "ready for occupancy". The City's Buildings and Inspections Department classifies a building as complete when work has been completed in accordance with plans filed with that Department. This often occurs many months or even years after the building is first occupied. (For example, the Royal Bank Plaza was assigned a "work completed" status on January 17, 1979, although occupancy started on October 20, 1976 according to the Ministry of Revenue, Assessment and Taxation Branch.) In past City Monitor reports only six stages of the Development Control Process were identified; most projects were classified in stage six only when work was completed, but for a few large buildings an occupancy date was used. In this and future monitor reports, "ready for occupancy" and "work completed" have been identified as two distinct stages (Figure 4). (For demolitions,

Figure 4

STAGES IN MONITORING DEVELOPMENT*

STAGE 1: APPLICATIONS FOR COUNCIL APPROVAL

Any applicant with a development proposal which does not comply with the zoning by-law or which falls within a Development Review area must first apply to City Council for approval before an application for a building permit can be granted.

PROJECTS REQUIRING PRIOR APPROVAL OF COUNCIL

STAGE 2: COUNCIL APPROVAL

Upon review of the applicant's proposal by the departments involved, a report is compiled and forwarded to City Council and its Committees. This report contains the recommendations of staff upon which Council finally bases its decision to approve or refuse a rezoning, and whether or not to enter into a development agreement. Approval, if given, may be conditional on significant changes to the proposal.

STAGE 3: PERMIT APPLICATION

Once Council approval is granted, the applicant may submit final plans for approval to the Buildings and Inspection Department in the form of a permit application. Projects which initially comply with the zoning by-law and are outside Development Review areas enter the monitoring system for the first time at this point.

PROJECTS NOT REQUIRING PRIOR APPROVAL OF COUNCIL

STAGE 4: ISSUANCE OF A PERMIT

Provided that the project satisfies the Building Code, fire safety requirements and the zoning by-law, a permit is issued. The permit gives the developer the right to begin work on the project within six months of date of issue.

STAGE 5: WORK STARTED BUT NOT COMPLETED

Upon issuance of a permit the developer may commence work immediately on the site of the proposed development. In some instances, work starts are delayed or even cancelled due to unforeseen circumstances encountered by the developer.

STAGE 6: READY FOR OCCUPANCY

A structure is classified as ready for occupancy once notification has been received from the Fire Department that the proposal has met all fire safety regulations/requirements or once a field inspection has determined that the structure is wholly or partially occupied.

STAGE 7: WORK COMPLETED

Once field inspection has determined that work on a site is completed, the project has reached the seventh and final stage in the Development Control Process. The current building stock is now either credited or debited the amount of gross floor area in the project.

* DEVELOPMENT RELATES TO CONSTRUCTION, DEMOLITION AND ALTERATION ACTIVITY

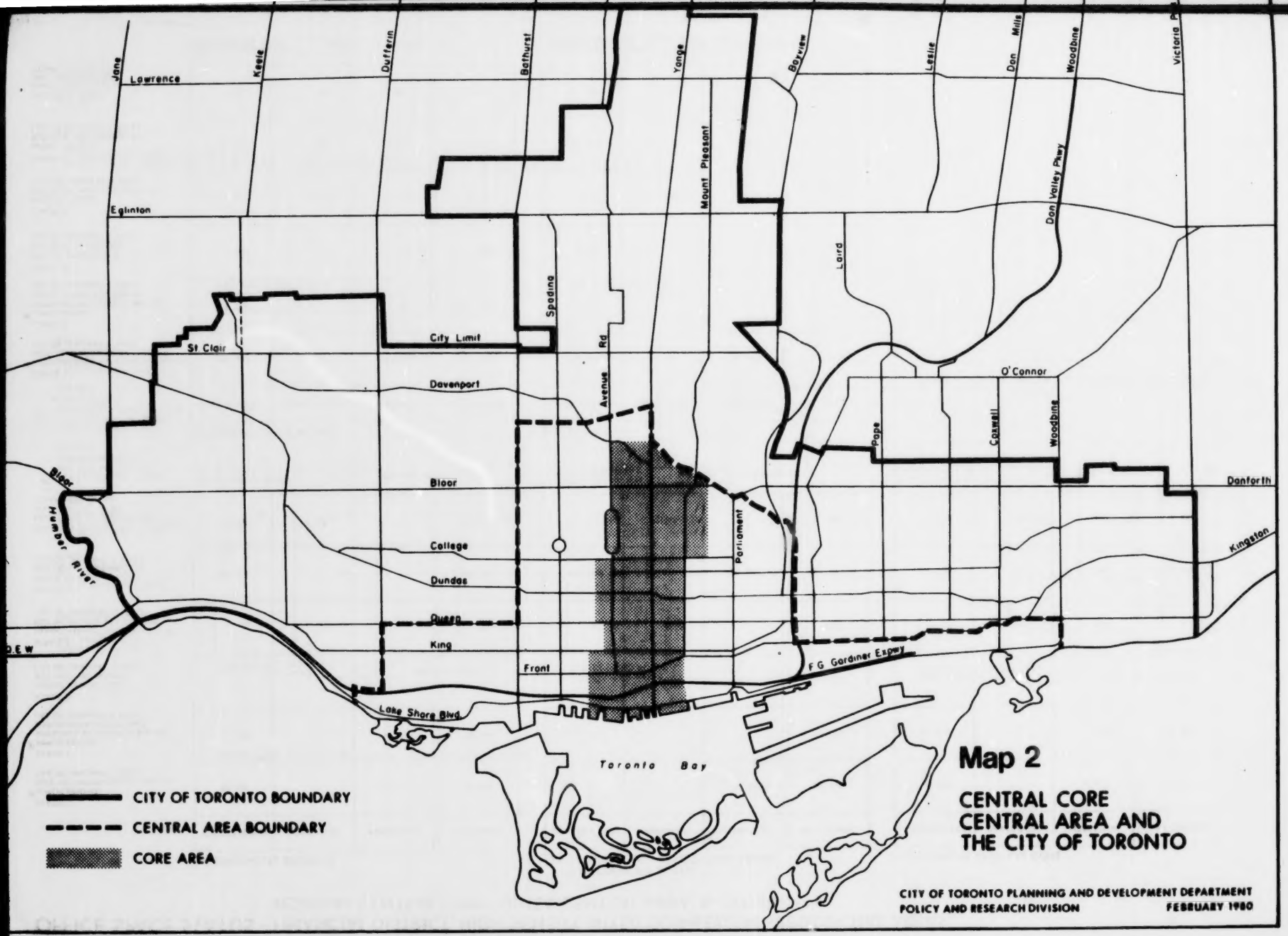

Jane
Lawrence
Keele
Dufferin
Bathurst
Yonge
Bayview
Leslie
Don Mills
Woodbine
Victoria Park
Eglinton
Mount Pleasant
Don Valley Pkwy
Laird
Spading
Avenue Rd
City Limit
St Clair
Davenport
O'Connor
Pape
Coxwell
Woodbine
Danforth
Bloor
Humber River
Parliament
Kingston
College
Dundas
Queen
King
Front
F G Gardiner Expwy
Lake Shore Blvd
Toronto Bay
CITY OF TORONTO BOUNDARY
CENTRAL AREA BOUNDARY
CORE AREA
Map 2
CENTRAL CORE
CENTRAL AREA AND
THE CITY OF TORONTO
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
POLICY AND RESEARCH DIVISION
FEBRUARY 1980

Figure 5

OFFICE SPACE STATUS - FINANCIAL DISTRICT, HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS, RESIDUAL CENTRAL CORE, OUTER CENTRAL AREA & OUTER CITY

(a) FINANCIAL DISTRICT

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1982)	58 314		23 357	81 671
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1982)	241		41 563	41 804
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1982)				0
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1982)				0
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1982)	294 976			294 976
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1981	9 667	-2 831		6 836

PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA) 102 076 SQUARE METRES

(b) HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1982)	37 317		3 183	40 500
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1982)	114 525			114 525
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1982)	5 871			5 871
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1982)	56	- 431		- 375
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1982)	229 393		55 606	284 999
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1981	125 577	-15 215		110 362

PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA) 169 508 SQUARE METRES

(c) RESIDUAL CENTRAL CORE

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1982)	49 570		6 609	56 179
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1982)	188 035		174	188 209
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1982)		- 303		- 303
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1982)		- 661	666	5
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1982)	16 176	- 824	42 796	58 148
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1981	13 354	-2 239	1 380	12 495

PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA) 59 122 SQUARE METRES

(d) OUTER CENTRAL AREA

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1982)	40 347	- 287	19 010	59 070
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1982)	8 344		106	8 450
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1982)	804		-1 410	- 606
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1982)	150	- 139	11 825	11 836
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1982)	40 108	-3 836	2 791	39 063
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1981	4 121	- 260	4 912	8 773

PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA) 6 657 SQUARE METRES

(e) OUTER CITY

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1982)	23 099	- 65	18 409	41 443
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1982)	17 061			17 061
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1982)	1 872		404	2 276
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1982)	1 433	- 772	234	895
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1982)	61 873	- 279	1 427	63 021
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1981	28 009	-1 703	2 225	28 531

PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA) 3 450 SQUARE METRES

*REFERS TO APPLICATIONS FOR REZONING AND DEVELOPMENT REVIEW

Figure 6

OFFICE SPACE STATUS - CENTRAL CORE, CENTRAL AREA, & CITY

	(a) CENTRAL CORE			
	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1982)	145 201		33 349	178 550
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1982)	302 801		41 737	344 538
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1982)	5 871	- 303		5 568
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1982)	56	-1 092	666	- 370
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1982)	540 545	- 824	98 402	638 123
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1981	148 598	- 20 265	1 380	129 693
PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA)	330 706 SQUARE METRES			

(b) CENTRAL AREA			
CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
185 548	- 287	52 359	237 620
311 145		41 843	352 988
6 675	- 303	- 1 410	4 962
206	-1 231	12 491	11 466
580 653	- 4 660	101 193	677 186
152 719	- 20 545	6 292	138 466
PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA)	237 363 SQUARE METRES		

(c) CITY			
CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
308 647	- 352	70 768	379 063
328 206		41 843	370 049
8 547	- 303	- 1 006	7 238
1 639	- 2 003	12 725	12 361
642 526	- 4 929	103 620	740 307
180 728	- 22 348	8 517	166 997
PERMITS ISSUED IN 1981 (OFFICE FLOOR AREA)	340 613 SQUARE METRES		

*REFERS TO APPLICATIONS FOR REZONING AND DEVELOPMENT REVIEW

Figure 7a

TRENDS IN THE GROWTH OF PROPOSED OFFICE SPACE IN THE CENTRAL CORE AND ITS SUB-AREAS, 1976-1981

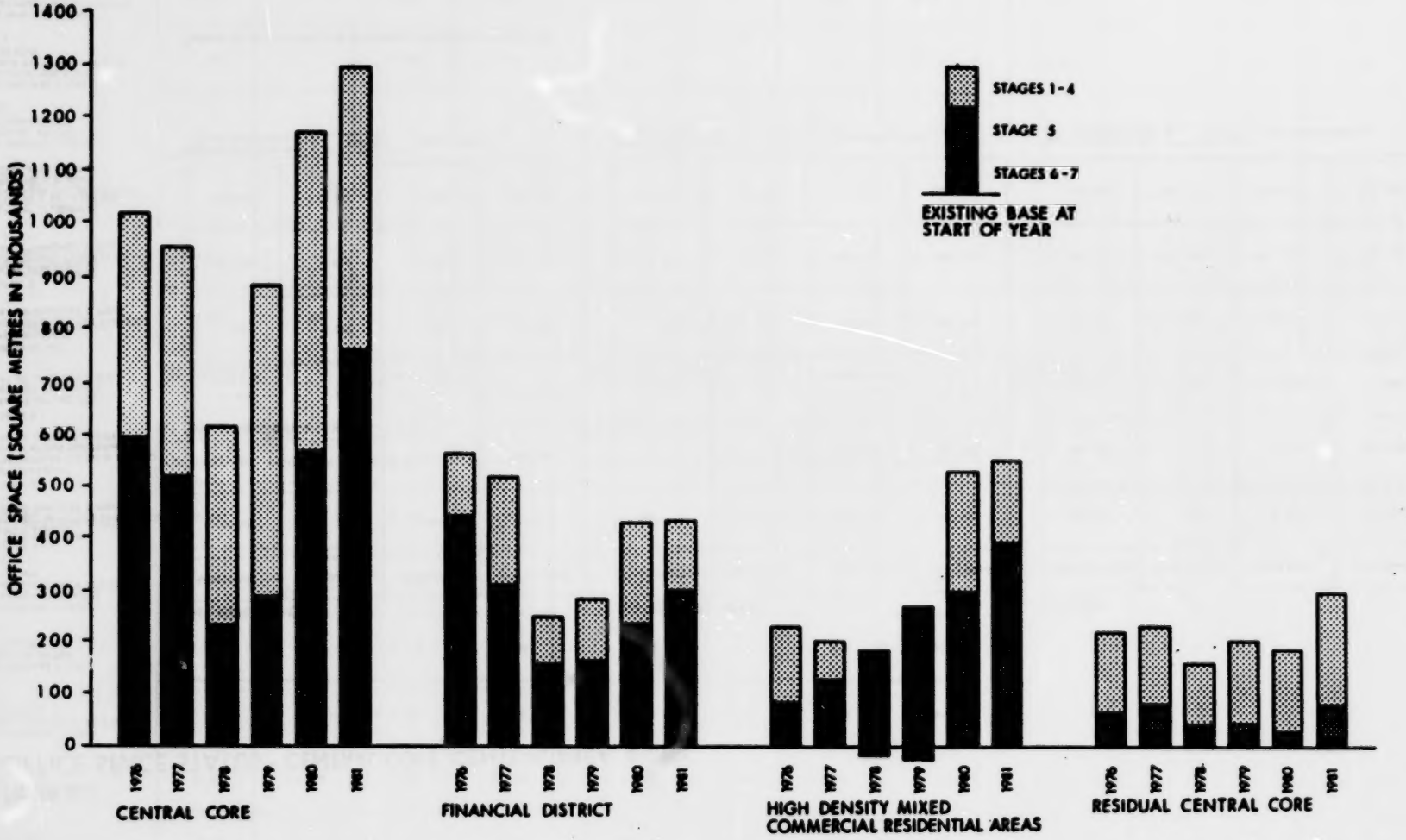


Figure 7b

TRENDS IN THE GROWTH OF PROPOSED OFFICE SPACE IN THE CENTRAL CORE AND ITS SUB-AREAS, 1976-1981

Area	Year	Existing Base (as of Jan. 1 for the year specified)	Stages 6 and 7	Stage 5	Stages 1-4	Total of Stages 1-7
Central Core	1976	4 263 300	227 900	356 600	419 800	1 004 300
	1977	4 491 200	215 800	291 100	447 200	954 100
	1978	4 707 000	13 300	207 500	391 000	611 800
	1979	4 720 300	27 700	251 600	598 000	877 300
	1980	4 748 000	83 300	470 500	612 700	1 166 500
	1981	4 831 300	129 700	638 100	528 300	1 296 100
Financial District	1976	1 798 100	226 100	222 000	122 400	570 500
	1977	2 024 200	175 700	128 600	210 000	514 300
	1978	2 199 900	0	169 300	75 000	244 300
	1979	2 199 900	0	168 500	118 200	286 700
	1980	2 199 900	65 400	172 200	188 800	426 400
	1981	2 265 300	6 800	295 000	123 700	425 500
High Density Mixed Commercial-Residential Areas	1976	1 302 800	1 300	73 800	150 900	226 000
	1977	1 304 100	16 700	101 000	86 900	204 600
	1978	1 320 800	-800	33 100	157 900	190 200
	1979	1 320 000	-2 900	70 100	310 600	377 800
	1980	1 317 100	12 800	284 500	249 300	546 600
	1981	1 329 900	110 400	285 000	160 500	555 900
Residual Central Core	1976	1 162 400	500	60 800	146 500	207 800
	1977	1 162 900	23 400	61 500	150 300	235 200
	1978	1 186 300	14 100	5 100	158 100	177 300
	1979	1 200 400	30 600	13 000	169 200	212 800
	1980	1 231 000	5 100	13 800	174 600	193 500
	1981	1 236 100	12 500	58 100	244 100	314 700

Note: All figures are rounded to the nearest 100 square metres.

of course, there is no "ready for occupancy" stage and the process remains a six-step one.)

Figures 5, 6 and 7 show the amount of office space in the seven stages of the development control process for the sub-areas of the City, as of January 1, 1982. The office space in each of the sub-areas is broken down into three development activities or categories - construction, demolition and alteration. The net change column, which is repeated with time trend data in Figure 7, sums the office space for each of the stages.

2.2.1 The Financial District

Office development in the Financial District slumped in the years 1978 and 1979 when no new office space was completed. However, in 1980 and 1981 there was a slight recovery with 65 400 square metres being completed in 1980 and 6 800 square metres being completed in 1981. The most important facet of the office sector in the Financial District is the large amount of office space under construction. As of January 1, 1982, there were 295 000 square metres of office space under construction. Since most projects in the Financial District are quite large, the elapsed time between the start of construction and ready for occupancy is in the order of two to three years. Figure 7 indicates that of the 172 200 square metres under construction as of January 1, 1980, only 6 800 square metres were completed by January 1, 1981. Presumably the remaining amount of office space is nearing completion and will soon be available for occupancy providing desirable office space as indicated by the healthy rental rates discussed in Section 3.

2.2.2 High Density Mixed Commercial-Residential Areas

In 1980, the HDMCR areas experienced marginal gains in completions and in office space entering the under construction stage. However, in 1981, 110 400 square metres of office space completed construction, exceeding the figure for any previous year. The Atrium-on-Bay is one of the larger projects which has contributed to the new stock of office space.

2.2.3 Residual Central Core

Office space completed in 1980 and 1981 in the Residual Central Core (3) amounted to 5 100 and 12 500 square metres respectively, while 13 800 and 58 100 square metres respectively of office space were under construction. The amount of office space in stages 1 to 4 has been steadily increasing over the last six years. One large project, known as the Campeau Site at 10 Bay Street, has been approved since 1969 and accounts for 142 600 square metres of office space. For the last six years, this one site has contributed to the large amount of office space reported in stage 2.

2.2.4 Outer Central Area

The completion of 4 800 square metres of office space in 1980 and 8 800 square metres of office space in 1981 in the Outer Central Area (4) was a marginal increase over the 1 200 square metres completed in 1979. Office space under construction in 1980 in this area was up by over 54 000 square metres over the comparable figure for 1979. In 1981, the amount of office space under construction decreased in relation to 1980. There are a larger number of proposals in the Outer Central Area but smaller amounts of office space are proposed. Many proposals involve office space in small mixed use projects, such as office above retail stores.

2.2.5 Outer City

As with the Outer Central Area, data are available for only three years for the Outer City (5) which does not make a sufficient sample for trend analysis. As in the case of the last two years' data, stages 4 to 7 contain the bulk of the office space in the Outer City.

2.2.6 An Overview of Office Development in the City of Toronto

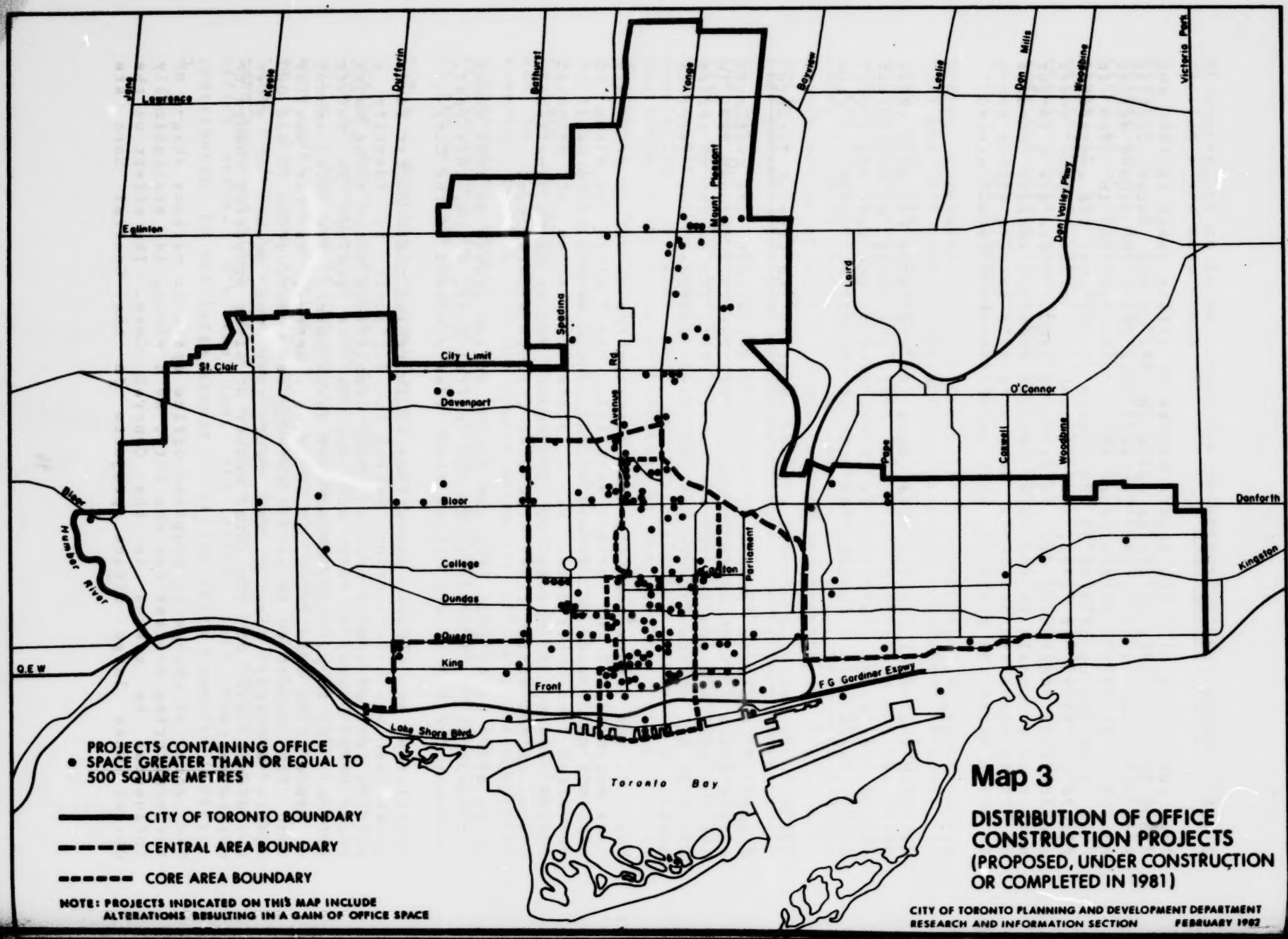
Figure 7 compares proposed, under construction and completed office space (office space in stages 1-7) for 1976 through 1981 in the Central Core and its sub-areas. In 1981, the amount of office space in all stages for the Central Core exceeded any previous year.

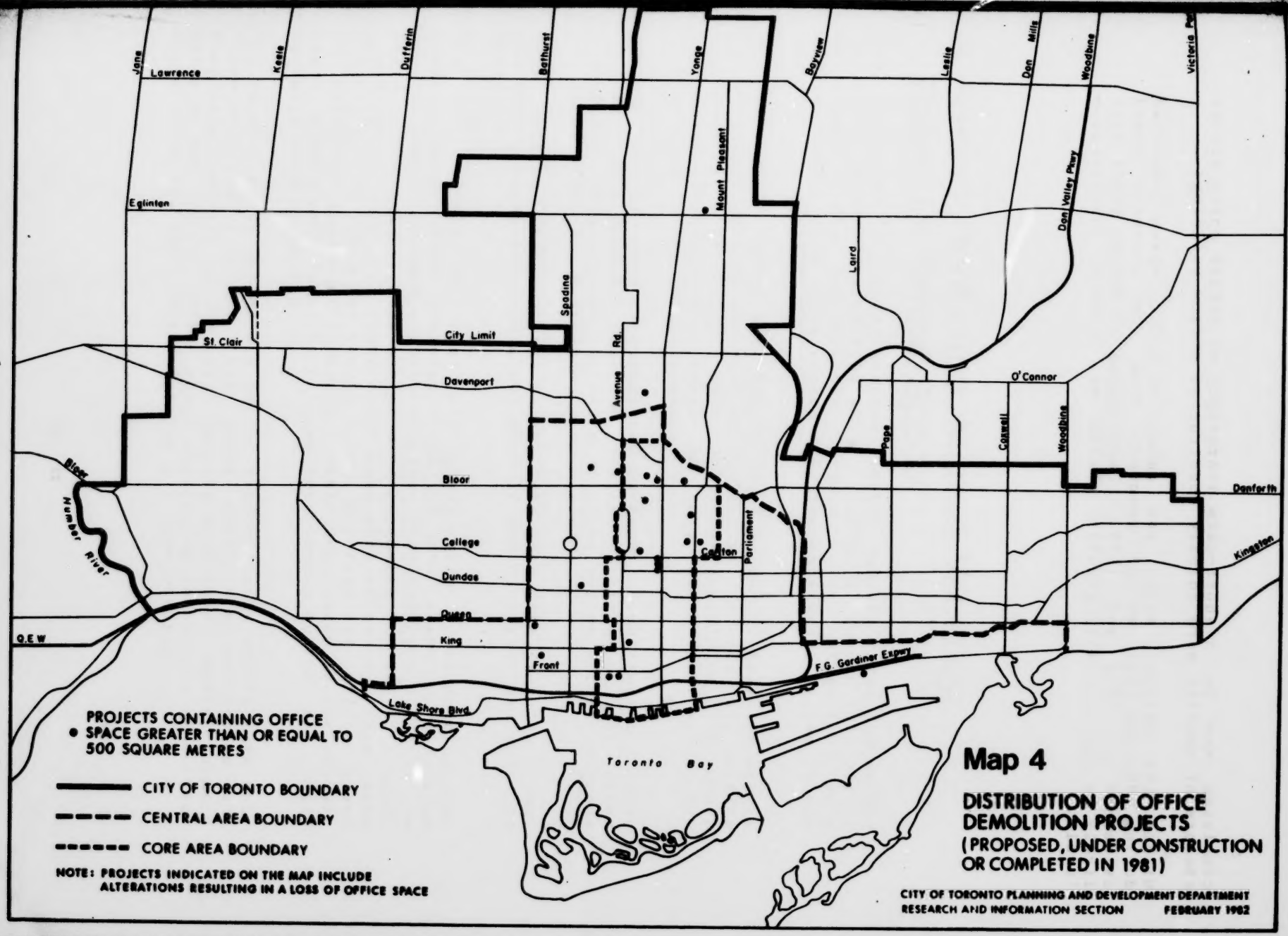
Maps 3 and 4 show the City-wide distribution of office proposals (see Appendix 1.2 for further details). Map 3 plots the sites of new office space in excess of 500 square metres to be built or converted from other uses. Map 4 plots the sites of proposed office space in excess of 500 square metres to be demolished, including net office floor area lost through alterations.

As in every other year, the pattern of office growth in 1981 shows a concentration of projects in the Central Area, which, this year, accounts for 90% of all office floor area proposed in the City.

Demolition of office space (Map 4) is taking place on far fewer sites than new construction, making it difficult to identify a pattern or determine trends. Most demolitions occur along major roads (e.g. Dundas Street) and may be the prelude to future office, or, in general, commercial development. The total amount of space to be demolished, 51 500 square metres, is far smaller than the amount to be gained through new construction (1 636 000 square metres), despite the fact that the number of sites represents 25% of the total number of sites proposing change to office space.

The rate of change in proposed office space in various stages of the monitoring process for the City, as a whole, is statistically influenced by trends in the Central Core. The effect on the market when large office projects in the Central Core are


Jane
Lawrence
Keele
Dufferin
Bathurst
Yonge
Bayview
Leslie
Don Mills
Woodbine
Victoria Park
Eglinton
Mount Pleasant
Don Valley Pkwy
Laird
Spadina Rd
City Limit
St Clair
Davenport
Avenue
O'Connor
Pape
Cosmell
Woodbine
Danforth
Bloor
Kingston
Parliament
College
Carlton
Dundas
Queen
King
Front
Humber River
Black
Q.E.W
F.G. Gardiner Espwy
Lake Shore Blvd
Toronto Bay
PROJECTS CONTAINING OFFICE SPACE GREATER THAN OR EQUAL TO 500 SQUARE METRES
CITY OF TORONTO BOUNDARY
CENTRAL AREA BOUNDARY
CORE AREA BOUNDARY
NOTE: PROJECTS INDICATED ON THIS MAP INCLUDE ALTERATIONS RESULTING IN A GAIN OF OFFICE SPACE
Map 3
DISTRIBUTION OF OFFICE CONSTRUCTION PROJECTS
(PROPOSED, UNDER CONSTRUCTION OR COMPLETED IN 1981)
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
RESEARCH AND INFORMATION SECTION
FEBRUARY 1982



Map 4

DISTRIBUTION OF OFFICE DEMOLITION PROJECTS (PROPOSED, UNDER CONSTRUCTION OR COMPLETED IN 1981)

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
RESEARCH AND INFORMATION SECTION FEBRUARY 1982

completed may be a short-term oversupply of office space and an absence of smaller more quickly constructed office buildings.

Within the Central Area, the amount of office space completed during 1980 and 1981 showed recovery from the downward trend evidenced in 1978 and 1979. Completions in future years will likely be substantially greater, based on current construction levels.

3 Asking Rents and Market Vacancy Rates for Office Space

The data used to calculate annual market vacancy rates and asking office rents are derived from A. E. LePage's survey of office buildings within Metropolitan Toronto. The LePage floor area figures differ from those provided by the monitoring system in the previous two sections.

- The LePage data are based on a survey of selected office buildings whereas the monitoring system records all office space in the City. Only buildings containing 1858 square metres (20,000 square feet) or more of office space are included in the LePage survey.

- The LePage data are reported in terms of net rentable floor area; this excludes elevator shafts, stairwells, and other common areas. The LUPDIS monitoring system refers to gross floor area, which includes common areas.

City Monitor regroups the LePage data into five planning areas: the Core's three sub-areas, the rest of the City and the rest of Metro.

The rent levels indicated are gross asking rents meaning that heating, maintenance, property taxes and other costs are included in the rent charged. Where average rents are quoted, these are based on the weighted average of all available units of vacant space and the rent charged for each unit of space. These data reflect asking rents for vacant space, not rent for office space in existing leases or leases privately negotiated in the current year. Please note that the current rent levels quoted are based on March 1982 vacancies.

All vacancy rates quoted are market vacancy rates and include only those portions of office floor space which are unoccupied and available for rent at the point in time specified. Market vacancy rates do not include office space undergoing renovation or office space which has been leased but has not been occupied.

An added feature of this year's City Monitor is a discussion of office rent trends in major North American centres. This information is based on the National Office Market Survey conducted by Howard Ecker and Company.

3.1 Market Vacancy Rates for Office Space

Generally speaking, vacancy rates rose in the downtown Financial District and fell sharply in surburban Metropolitan Toronto locations.

The vacancy rate in the Central Core rose slightly over the year from 1.8% in December 1980 to 2.0% in December 1981. Most of this increase can be attributed to the increased supply of vacant space in the Financial District, where vacancy rates rose to 3.6% from 2.0% one year earlier. Elsewhere in the Core, vacancy rates dropped to levels of only 0.3% (HDMCR) and 0.7% (Residual Core). Vacancy rates rose slightly from 1.4% to 2.0% in the remainder of the City of Toronto.

In the rest of Metro, a sharp drop in the vacancy rate was recorded, falling from 9.1% in December 1980 to 6.2% in December 1981. This drop reflects a strong surge in demand for suburban office space during 1980 and 1981.

TABLE 1 - ABSORPTION OF OFFICE SPACE 1967-1981
(000's of square metres)*

Year	Core**	Rest of Metro	Metropolitan Toronto
1967	85	115	200
1968	116	44	160
1969	152	112	264
1970	40	76	116
1971	155	61	216
1972	159	91	250
1973	150	172	322
1974	167	96	263
1975	217	109	326
1976	229	101	330
1977	55	107	162
1978	94	151	245
1979	232	180	412
1980	96	142	238
1981	230	376	606
Annual Average	145	129	274

* Absorption refers to growth in occupied floor space.

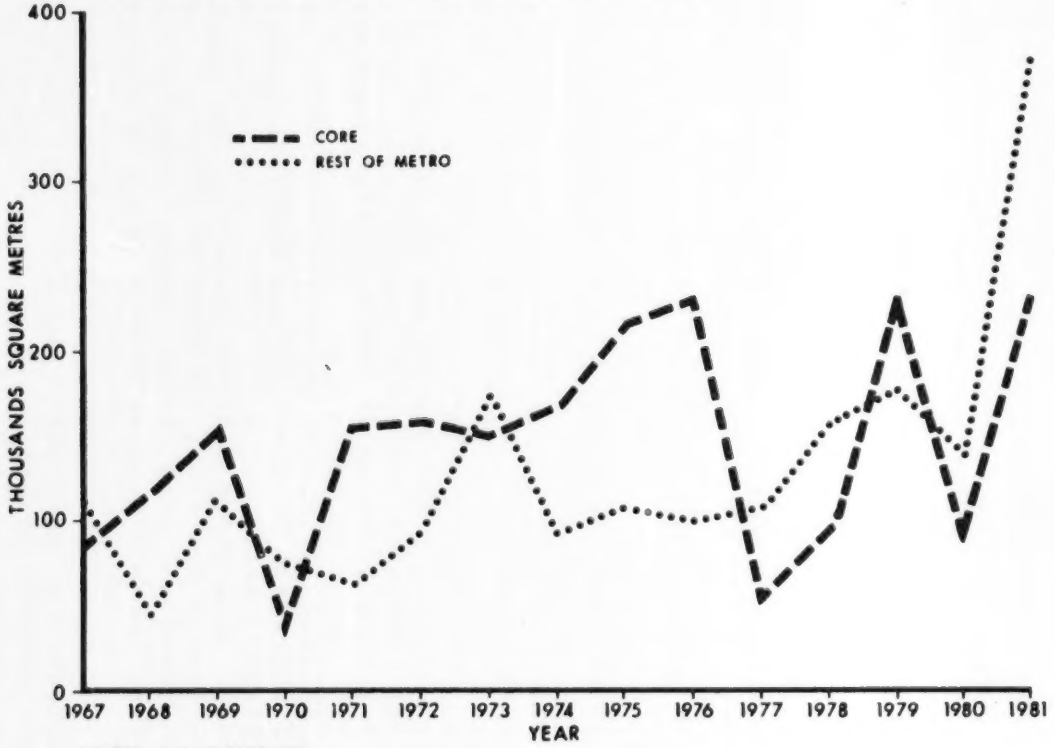
** Based on A.E. LePage Downtown and Bloor Districts - these areas closely approximate the Central Core.

Source: A. E. LePage Limited (note that only office buildings containing 1 858 square metres or more of office space are included in this survey and that all values are reported in terms of net rentable floor area).

Table 1 measures levels of absorption based on annual changes in occupied floor space in downtown and suburban locations over the past fifteen years. Both 1979 and 1981 were years of unprecedented demand for office space in Metropolitan Toronto. Most striking is the sharp increase in demand for suburban office space with total occupied floor space growing by 0.7 million square metres (over 7 million square feet) in the last three years (Figure 8).

Early indications for 1982 suggest that the demand for office space has slackened considerably as many firms delay expansion or relocation plans until a more favourable economic climate develops. This slowdown may have a significant impact on the Financial District which currently has a 3.5% vacancy rate with an additional 295 000 square metres of new office space currently under construction.

FIGURE 8
ABSORPTION OF OFFICE SPACE 1967 - 1981



SOURCE: A.E. LE PAGE LTD.

Table 2 summarizes vacancy rate data for each of the study areas as of December 1981. For an historical time series on vacancy rate trends, please refer to Appendices 3.6 and 3.7.

TABLE 2 - VACANCY RATE SUMMARY - DECEMBER 1981

Location	# Bldgs. Surveyed	Total Space Surveyed	Vacant Space	Vacancy Rate (Dec./81)	(Dec./80)
				%	
Financial	96	1,851,572	65,962	3.6	2.0
HDMCR Areas	69	958,176	3,122	0.3	1.6
Residual Core	79	816,435	5,086	0.7	1.8
Central Core	244	3,626,183	74,170	2.0	1.8
Rest of City	121	919,495	18,366	2.0	1.4
Rest of Metro	238	1,880,200	118,177	6.2	9.1
Metropolitan Toronto	603	6,425,878	210,713	3.3	3.8

Source: Calculated from data supplied by A.E. LePage Limited, Office Leasing Division

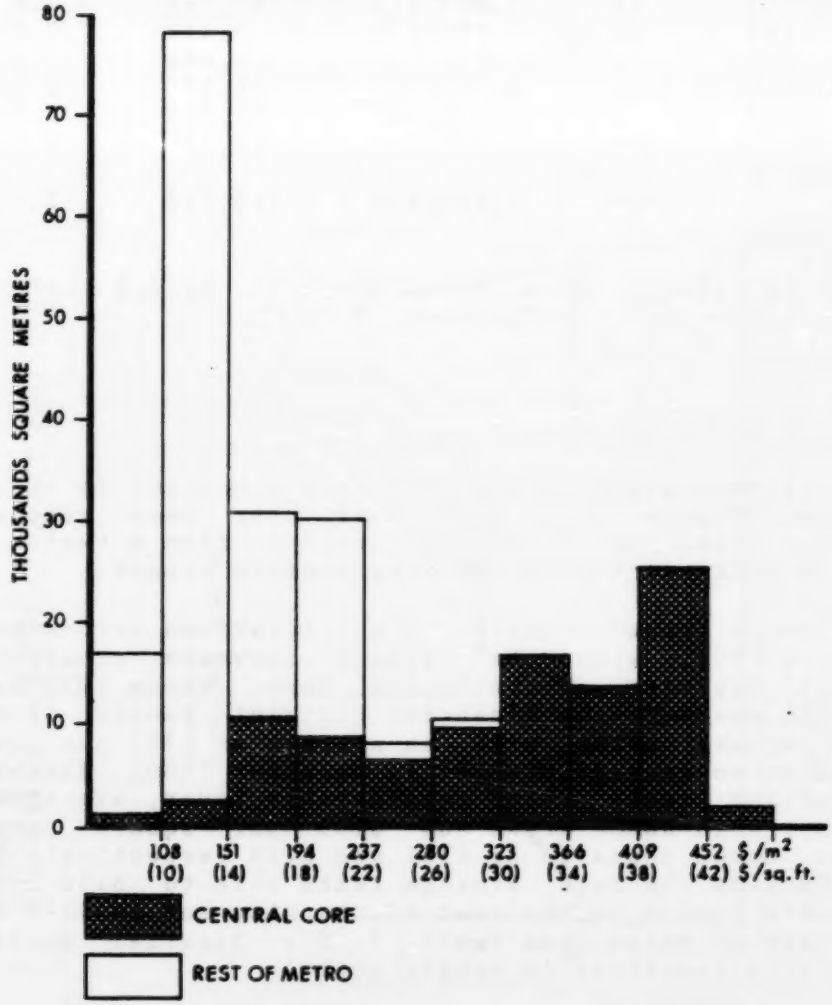
3.2 Rental Rates for Office Space

The rental rate analysis for this year's Monitor is based on March 1982 data. Please note that year over year comparisons are therefore based on a fifteen rather than a twelve month time period in this edition of the City Monitor report.

Rental rates rose sharply in all locations across Metropolitan Toronto in 1981, with the largest increase occurring in the Financial District of the Central Core. March 1982 asking rents for vacant space in the Financial District ranged from $118 to $507 a square metre with an average of $352 per square metre, compared to an average of $187 in December 1980. Elsewhere in the Core, asking rents were considerably lower, averaging $251 per square metre in HDMCR areas and $185 per square metre in the Residual Core, compared to $141 and $118 respectively in December 1980. Outside the Core, average rents rose to $156 (from $102) per square metre in the rest of the City and to $148 (from $107) in the rest of Metro (see Table 3 for Imperial equivalents of asking rents specified in metric units).

Figure 9 clearly shows that a dual market situation currently exists with respect to rental rates in Metropolitan Toronto. Most vacant space in the highly specialized Central Core is now renting in the $323 to $431 per square metre range ($30-$40 per square foot) while the bulk of the vacant suburban space is listed at $108 to $215 a square metre ($10-$20 per square foot). The

FIGURE 9
DISTRIBUTION OF VACANT OFFICE SPACE BY ASKING RENT - MARCH 1982



SOURCE: A.E. LE PAGE LTD. (RECOMPILED BY CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT)

downtown-suburban rent differential is likely an important factor in the strong surge in suburban office demand noted in Table 1.

Table 3 summarizes rental data as of March 1982 in each of the study areas. For an historical time series on office rental rates, please refer to Appendices 3.8 and 3.9.

TABLE 3 - RENTAL RATE SUMMARY - MARCH 1982

Location	Range	Median Rent*	Average Rent** Mar.1982	Dec.1980
Financial	118.41-506.00	325.62	351.67	193.33
	(11.00-47.10)	(30.25)	(32.67)	(17.96)
HDMCR	107.64-342.30	215.29	251.13	140.90
	(10.00-31.80)	(20.00)	(23.33)	(13.09)
Residual Core	107.64-236.81	193.76	184.93	117.98
	(10.00-22.00)	(18.00)	(17.18)	(10.96)
Central Core	107.64-506.00	267.81	326.91	164.48
	(10.00-47.10)	(24.88)	(30.37)	(15.28)
Rest of City	86.11-302.15	156.08	155.87	101.94
	(8.00-28.07)	(14.50)	(14.48)	(9.47)
Rest of Metro	75.35-268.03	126.48	148.01	107.00
	(7.00-24.90)	(11.75)	(13.75)	(9.94)
Metropolitan Toronto	75.35-506.00	164.48	220.99	123.47
	(7.00-47.10)	(15.28)	(20.53)	(11.47)

123.47 Rent per Square Metre (Gross)
(11.47) Rent per Square Foot (Gross)

* Median rent based on midpoint of range of asking rents for all available units of vacant space.

** Average rent is weighted by amount of vacant space available at asking rent.

Source: Calculated from data supplied by A. E. LePage Limited, Office Leasing Division

3.3 International Rent Trends

The sharp increases in rental rates noted in the Toronto market over 1981 closely parallel a similar pattern of rental increases which occurred in most U.S. cities one or two years earlier. In their National Office Market Survey, Howard Ecker and Company suggest that:

> "(the) Canadian office markets surveyed appeared to be moving in a pattern more similar to 1979 and 1980 conditions in the U.S. Vacancy rates have been declining and rents rising, prompting the start of a new surge of development. As development progresses and increases, it is possible that in another year some Canadian markets may confront the potential of over-building that threatens many major U.S. markets today".
>
> (Howard Ecker and Company, National Office Market Survey, June 1981, p. 4)

The survey also notes that the rental gap between new space in downtown locations and office space in older buildings and in suburban locations has increased by nearly 60% in most U.S. cities over the past two years (Howard Ecker and Company, National Office Market Survey, December 1981). The dual market pattern evident in Figure 9 is therefore not unique to the Toronto market.

Table 4 which is based on the December 1981 Ecker survey indicates that rental rates for Toronto are in line with rents charged in most of the major financial centres in North America. Rents for Toronto are roughly equivalent to those in Washington, Boston, Denver and Chicago. All rental rates shown in Table 4 have been adjusted to U.S. dollars.

TABLE 4 - OFFICE RENTS FOR NEW BUILDINGS IN LEADING NORTH AMERICAN CITIES - DECEMBER 1981

Rank	Location	Range (In U.S. Dollars) (per square metre)	Midpoint
1	New York	$431-538	$484
2	San Francisco	323-388	355
3	Anchorage	258-355	307
4	Los Angeles	258-344	301
5	Washington	269-323	296
6	Boston	269-323	296
7	Denver	199-377	288
8	TORONTO*	221-353	287
9	Chicago	226-323	285
10	Houston	205-301	253
11	Honolulu	226-248	237
12	Miami	183-280	231
13	MONTREAL*	190-260	225
14	Atlanta	145-291	218
15	CALGARY*	194-229	212
16	Seattle	178-215	196
17	St. Louis	161-194	178
18	EDMONTON*	159-194	177
19	Phoenix	148-194	171
20	Detroit	140-194	167
21	Kansas City	129-140	135

* Values for Canadian cities converted to U.S. dollars at rate of $1.00 U.S. = $.82 Cdn.)

Source: Howard Ecker and Company, National Office Market Survey, Dec. 1981.

3.4 Summary

The following highlights are noted from the preceding analysis:

- Vacancy rates in the Central Core's Financial District rose in 1981 while the vacancy rate dropped sharply in suburban Metro locations;
- the demand for office space was strong in all locations in 1981 with the demand for less expensive suburban space reaching a record high level in 1981;
- rental rates rose very sharply in 1981 with the largest rental increases occurring in the Financial District;

- the gap between rents charged for downtown and suburban space has widened with average rents in the Central Core now more than double average rent levels in suburban areas; and

- office space trends noted for the Toronto market closely parallel trends in most major North American financial centres.

Notes

1. "Gross floor area" of office space means the aggregate of the areas of each floor used for office purposes, above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor.

2. Figure 3 is different from previous years' reported statistics for two reasons:

   - all statistics were re-evaluated as to their accuracy which yielded minor changes; and

   - section 1A.10(a) of the Official Plan was interpreted to mean net change in office space rather than the gross increase in office space which was the interpretation used in previous years.

   The second of these reasons accounted for most of the changes to Figure 3.

3. "Residual Central Core", for the purposes of this report, refers to that portion of the Central Core which lies outside the Financial District and HDMCR Areas.

4. "Outer Central Area" refers to that portion of the Central Area which lies outside the Central Core.

5. "Outer City" refers to that portion of the City which lies outside the Central Area.

Appendices

APPENDIX 1.1

OFFICIAL PLAN POLICY STATEMENT ON OFFICE GROWTH RATE LIMITS

One feature of the Official Plan is the regulation of future growth of office space in the Central Core of the City of Toronto within specified review limits. The Plan states:

- It is Council's objective to maintain the rate of office growth in the Central Core below a level which, in Council's opinion, would result in an aggregate total of existing office space in the Central Core, including both space which is constructed and under construction, of 5.8 million square metres by 1981, 6.4 million square metres by 1986, and 7.0 million square metres by 1991; and that this objective shall be the subject of quinquennial review (Section 1A.5(a)).

An additional feature of the Official Plan is to direct office development toward specified priority sub-areas within the Central Core. The Plan states:

- It is the policy of Council to assign first priority to the Financial District as a location for future office development in the Central Core (Section 1A.6(a)).

- In second priority areas in the Central Core designated as High Density Mixed Commercial-Residential Areas, Council will regulate the supply of new office space in accordance with the provisions of this Plan (Section 1A.7(b)).

- Notwithstanding Section 1A.8, if, after February 1, 1976, and before the end of the five-year period commencing on that date, building permits are issued for buildings to be erected in the High Density Mixed Commercial-Residential Areas which are to contain office space to an aggregate gross floor area of 370,000 square metres, the first review referred to in Section 1A.8 shall be completed within three months following the date of issuance of such building permits or the latest of them. Each of the following five-year periods referred to in that Section shall be determined from the date of the issuance of such building permits or the latest of them (Section 1A.10(a)).

With respect to monitoring office rents, the Plan states:

- In conducting reviews pursuant to Section 1A.5(a), it is the policy of Council to consider annual reports on office rent levels (Section 1A.5(b)).

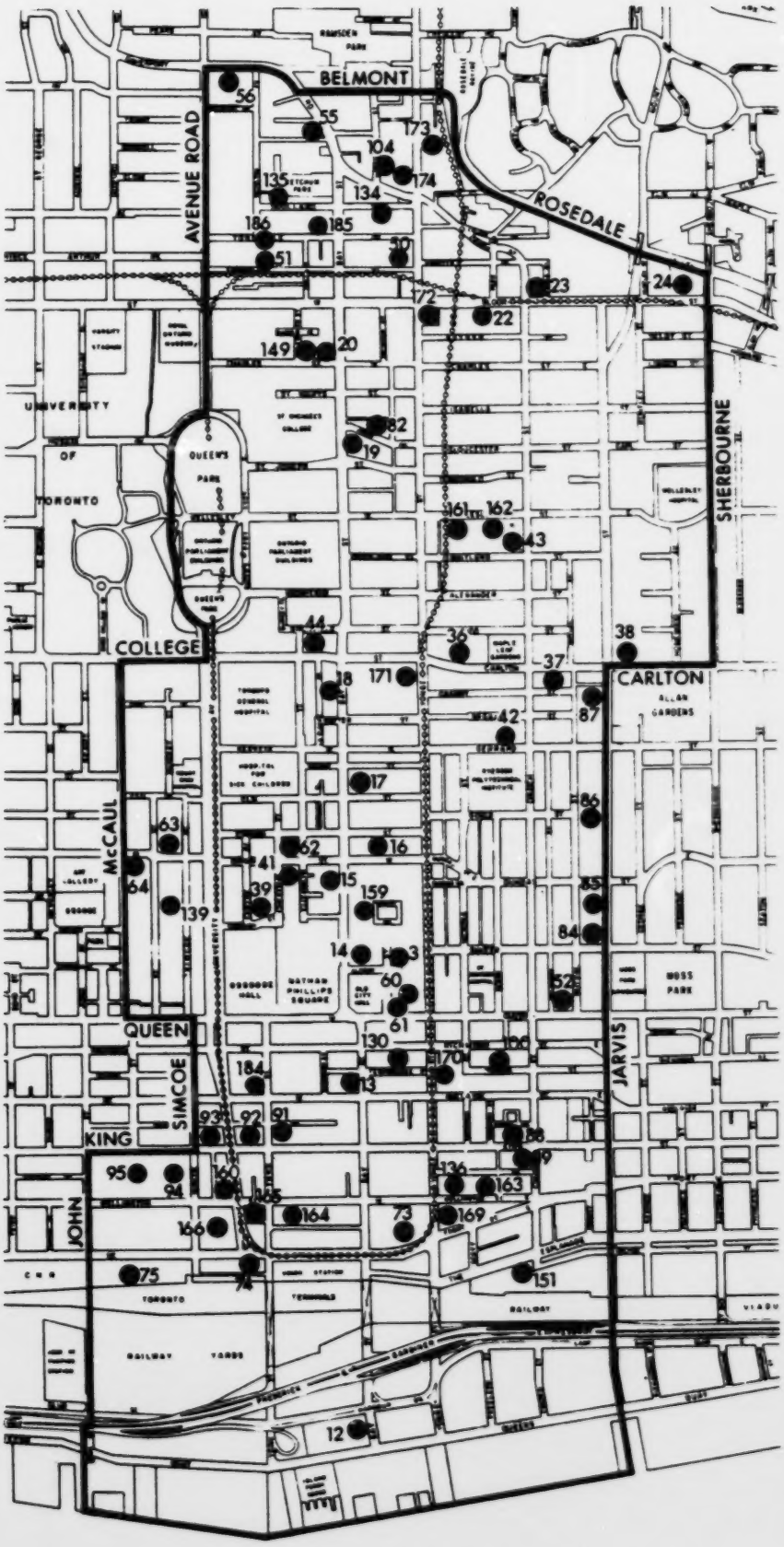
CONSTRUCTION: OFFICE CONSTRUCTION PROPOSED, STARTED AND COMPLETED AS OF JANUARY 1, 1982

NUMBER	ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
1	234 ADELAIDE ST E	OUTER_C.A.	1610	5
2	218 ADELAIDE ST W	OUTER_C.A.	583	5
3	20 ALBERT ST	H.D.M.C.R.	445	6
4	248 AUGUSTA AV	OUTER_C.A.	293	1
5	260 AUGUSTA AV	OUTER_C.A.	427	5
6	309 AUGUSTA AV	OUTER_C.A.	440	2
7	46 AVENUE RD	OUTER_C.A.	2348	2
8	90 AVENUE RD	OUTER_C.A.	14	1
9	199 AVENUE RD	OUTER_C.A.	804	3
10	800 BATHURST ST	OUTER_CITY	2152	7
11	1352 BATHURST ST	OUTER_CITY	585	1
12	10 BAY ST	RESIDUAL	142602	2
13	336 BAY ST	FINANCIAL	6308	5
14	483 BAY ST	H.D.M.C.R.	87216	5
15	560 BAY ST	H.D.M.C.R.	4895	2
16	595 BAY ST	H.D.M.C.R.	59622	6
17	655 BAY ST	H.D.M.C.R.	27551	1
18	770 BAY ST	H.D.M.C.R.	5871	3
19	1025 BAY ST	RESIDUAL	1858	1
20	1132 BAY ST	H.D.M.C.R.	56	4
21	125 BLAKE ST	OUTER_CITY	32	6
22	121 BLOOR ST E	H.D.M.C.R.	21148	5
23	160 BLOOR ST E	H.D.M.C.R.	32758	5
24	360 BLOOR ST E	RESIDUAL	315	5
25	511 BLOOR ST W	OUTER_C.A.	150	4
26	532 BLOOR ST W	OUTER_C.A.	825	1
27	714 BLOOR ST W	OUTER_CITY	175	7
28	972 BLOOR ST W	OUTER_CITY	978	5
29	1069 BLOOR ST W	OUTER_CITY	56	6
30	1071 BLOOR ST W	OUTER_CITY	56	6
31	1071 B BLOOR ST W	OUTER_CITY	56	6
32	2241 BLOOR ST W	OUTER_CITY	117	7
33	2425 BLOOR ST W	OUTER_CITY	4145	7
34	120 BOUCHETTE ST	OUTER_C.A.	146	5
35	267 BROADVIEW AV	OUTER_CITY	130	4
36	20 CARLTON ST	RESIDUAL	915	6
37	75 CARLTON ST	RESIDUAL	1742	5
38	130 CARLTON ST	RESIDUAL	2016	1
39	11 CENTRE AV	H.D.M.C.R.	2457	1
40	151 CHERRY ST	OUTER_C.A.	82	5
41	113 CHESTNUT ST	H.D.M.C.R.	256	1
42	380 CHURCH ST	RESIDUAL	3890	2
43	530 CHURCH ST	RESIDUAL	4169	1
44	80 COLLEGE ST	H.D.M.C.R.	6245	1
45	295 COLLEGE ST	OUTER_C.A.	1295	5
46	1151 COLLEGE ST	OUTER_CITY	86	5
47	560 COMMISSIONERS ST	OUTER_C.A.	421	5
48	595 COMMISSIONERS ST	OUTER_C.A.	845	7
49	300 COXWELL AV	OUTER_CITY	3353	5
50	12 CUMBERLAND ST	RESIDUAL	235	7

MBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
51	164	CUMBERLAND ST	RESIDUAL	3457	5
52	25	DALHOUSIE ST	RESIDUAL	3830	2
53	785	DANFORTH AV	OUTER_CITY	259	7
54	1094	DANFORTH AV	OUTER_CITY	24	7
55	99	DAVENPORT RD	RESIDUAL	791	1
56	217	DAVENPORT RD	RESIDUAL	2025	1
57	354	DAVENPORT RD	OUTER_C.A.	302	5
58	325	DUFFERIN ST	OUTER_C.A.	11714	1
59	1011	DUFFERIN ST	OUTER_CITY	976	6
60	1	DUNDAS ST W	H.D.M.C.R.	16401	6
61	1	DUNDAS ST W	H.D.M.C.R.	49109	6
62	160	DUNDAS ST W	RESIDUAL	155	1
63	250	DUNDAS ST W	RESIDUAL	9440	5
64	273	DUNDAS ST W	RESIDUAL	870	1
65	397	DUNDAS ST W	OUTER_C.A.	164	7
66	476	DUNDAS ST W	OUTER_C.A.	185	5
67	88	EGLINTON AV E	OUTER_CITY	15931	5
68	188	EGLINTON AV E	OUTER_CITY	8402	7
69	250	EGLINTON AV W	OUTER_CITY	988	7
70	70	ELMSTHORPE AV	OUTER_CITY	1872	3
71	10	ERNEST AV	OUTER_CITY	662	1
72	160	FREDERICK ST	OUTER_C.A.	1471	5
73	20	FRONT ST W	FINANCIAL	5812	1
74	123	FRONT ST W	FINANCIAL	30296	5
75	255	FRONT ST W	RESIDUAL	23690	2
76	325	FRONT ST W	OUTER_C.A.	31647	5
77	325	FRONT ST W	OUTER_C.A.	18339	1
78	325	FRONT ST W	OUTER_C.A.	8391	1
79	587	GERRARD ST E	OUTER_CITY	502	5
80	70	GLEN SCARLETT RD	OUTER_CITY	98	7
81	60	HURON ST	OUTER_C.A.	76	1
82	32	IRWIN AV	RESIDUAL	61	1
83	12	JANE ST	OUTER_CITY	498	4
84	176	JARVIS ST	RESIDUAL	18	1
85	192	JARVIS ST	RESIDUAL	105	5
86	240	JARVIS ST	RESIDUAL	419	1
87	310	JARVIS ST	RESIDUAL	382	2
88	70	KING ST E	RESIDUAL	36618	1
89	101	KING ST E	RESIDUAL	1325	2
90	333	KING ST E	OUTER_C.A.	2926	7
91	130	KING ST W	FINANCIAL	87314	5
92	150	KING ST W	FINANCIAL	52220	5
93	200	KING ST W	FINANCIAL	43548	5
94	225	KING ST W	H.D.M.C.R.	1192	5
95	255	KING ST W	H.D.M.C.R.	105423	2
96	533	KING ST W	OUTER_C.A.	249	1
97	700	KING ST W	OUTER_C.A.	5226	2
98	685	LAKE SHORE BLVD E	OUTER_C.A.	172	5
99	470	LAKE SHORE BLVD W	OUTER_C.A.	684	5
100	82	LOMBARD ST	RESIDUAL	181	1

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
101	93	LONGBOAT AV	OUTER_C.A.	22	6
102	294	MAIN ST	OUTER_CITY	966	5
103	5	MC GEE ST	OUTER_CITY	186	2
104	15	MC MURRICH ST	RESIDUAL	34	6
105	275	MERTON ST	OUTER_CITY	4965	5
106	11	MORSE ST	OUTER_C.A.	100	5
107	801	MOUNT PLEASANT RD	OUTER_CITY	84	2
108	165	NIAGARA ST	OUTER_C.A.	185	5
109	787	OSSINGTON AV	OUTER_CITY	805	4
110	724	PAPE AV	OUTER_CITY	566	5
111	71	PELHAM AV	OUTER_CITY	129	5
112	73	PELHAM AV	OUTER_CITY	129	5
113	75	PELHAM AV	OUTER_CITY	129	5
114	77	PELHAM AV	OUTER_CITY	129	5
115	79	PELHAM AV	OUTER_CITY	129	5
116	81	PELHAM AV	OUTER_CITY	129	5
117	83	PELHAM AV	OUTER_CITY	129	5
118	85	PELHAM AV	OUTER_CITY	129	5
119	87	PELHAM AV	OUTER_CITY	129	5
120	89	PELHAM AV	OUTER_CITY	129	5
121	91	PELHAM AV	OUTER_CITY	129	5
122	93	PELHAM AV	OUTER_CITY	129	5
123	95	PELHAM AV	OUTER_CITY	129	5
124	39	PLEASANT BLVD	OUTER_CITY	1241	5
125	1359	QUEEN ST E	OUTER_CITY	129	2
126	232	QUEEN ST W	OUTER_C.A.	330	2
127	427	QUEEN ST W	OUTER_C.A.	69	7
128	873	QUEEN ST W	OUTER_C.A.	106	5
129	494	RICHMOND ST E	OUTER_C.A.	258	5
130	15	RICHMOND ST W	FINANCIAL	2607	1
131	680	RICHMOND ST W	OUTER_C.A.	73	1
132	66	RONCESVALLES AV	OUTER_CITY	65	2
133	421	RONCESVALLES AV	OUTER_CITY	18	7
134	21	SCOLLARD ST	H.D.M.C.R.	808	1
135	112	SCOLLARD ST	RESIDUAL	126	2
136	40	SCOTT ST	FINANCIAL	9667	6
137	1101	SHAW ST	OUTER_CITY	56	5
138	8	SHERWOOD AV	OUTER_CITY	147	1
139	234	SIMCOE ST	RESIDUAL	10191	7
140	26	SOUDAN AV	OUTER_CITY	2950	1
141	307	SPADINA AV	OUTER_C.A.	155	1
142	336	SPADINA AV	OUTER_C.A.	49	7
143	704	SPADINA AV	OUTER_C.A.	218	1
144	439	SPADINA RD	OUTER_CITY	951	1
145	65	ST CLAIR AV E	OUTER_CITY	4248	1
146	55	ST CLAIR AV W	OUTER_CITY	29180	5
147	1382	ST CLAIR AV W	OUTER_CITY	86	5
148	1384	ST CLAIR AV W	OUTER_CITY	191	5
149	1	ST THOMAS ST	RESIDUAL	2624	2
150	2	STRACHAN AV	OUTER_C.A.	286	5

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
151	75	THE ESPLANADE	RESIDUAL	389	1
152	2	TRENT AV	OUTER_CITY	98	5
153	4	TRENT AV	OUTER_CITY	98	5
154	6	TRENT AV	OUTER_CITY	98	5
155	8	TRENT AV	OUTER_CITY	98	5
156	10	TRENT AV	OUTER_CITY	98	5
157	12	TRENT AV	OUTER_CITY	98	5
158	14	TRENT AV	OUTER_CITY	98	5
159	40	TRINITY SQ	H.D.M.C.R.	427	2
160	70	UNIVERSITY AV	FINANCIAL	20802	1
161	27	WELLESLEY ST E	RESIDUAL	30	7
162	55	WELLESLEY ST E	RESIDUAL	8	5
163	26	WELLINGTON ST E	H.D.M.C.R.	15547	5
164	95	WELLINGTON ST W	FINANCIAL	11410	1
165	125	WELLINGTON ST W	FINANCIAL	14166	1
166	145	WELLINGTON ST W	FINANCIAL	3517	1
167	655	WELLINGTON ST W	OUTER_C.A.	148	5
168	38	WYCHCREST AV	OUTER_CITY	54	1
169	33	YONGE ST	FINANCIAL	45583	5
170	123	YONGE ST	FINANCIAL	241	2
171	444	YONGE ST	H.D.M.C.R.	71532	5
172	729	YONGE ST	RESIDUAL	4421	2
173	877	YONGE ST	RESIDUAL	83	5
174	900	YONGE ST	RESIDUAL	5145	2
175	1086	YONGE ST	OUTER_C.A.	46	7
176	1133	YONGE ST	OUTER_CITY	5721	1
177	1145	YONGE ST	OUTER_CITY	89	1
178	1246	YONGE ST	OUTER_CITY	1968	6
179	1639	YONGE ST	OUTER_CITY	1409	5
180	1800	YONGE ST	OUTER_CITY	16597	2
181	2161	YONGE ST	OUTER_CITY	8377	7
182	2339	YONGE ST	OUTER_CITY	7692	1
183	3169	YONGE ST	OUTER_CITY	110	7
184	150	YORK ST	FINANCIAL	29707	5
185	70	YORKVILLE AV	RESIDUAL	1949	6
186	101	YORKVILLE AV	RESIDUAL	1026	5



●3 LOCATION OF PROPOSED OFFICE CONSTRUCTION

Map 5

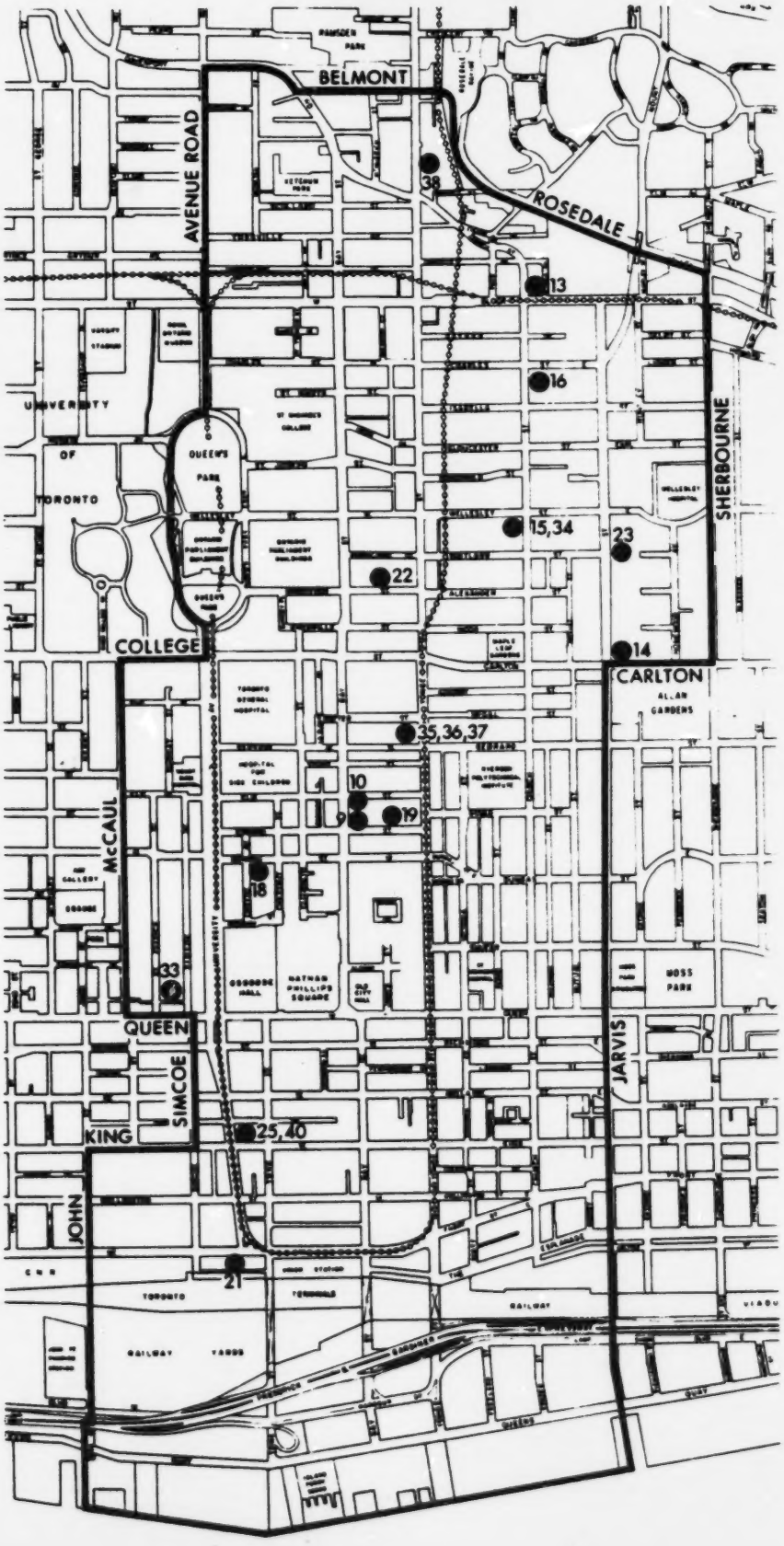
CONSTRUCTION - 1981

OFFICE CONSTRUCTION PROPO
STARTED AND COMPLETED AS O
JANUARY 1, 1982

APPENDIX 2.3

DEMOLITION: OFFICE DEMOLITION PROPOSED, STARTED AND COMPLETED AS OF JANUARY 1, 1982

UMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
1	68	ALCORN AV	OUTER_CITY	-1445	7
2	111	ALCORN AV	OUTER_CITY	-5	1
3	60	AVENUE RD	OUTER_C.A.	-341	5
4	62	AVENUE RD	OUTER_C.A.	-56	5
5	64	AVENUE RD	OUTER_C.A.	-166	5
6	76	AVENUE RD	OUTER_C.A.	-1514	5
7	78	AVENUE RD	OUTER_C.A.	-103	1
8	80	AVENUE RD	OUTER_C.A.	-184	1
9	627	BAY ST	H.D.M.C.R.	-375	4
10	637	BAY ST	H.D.M.C.R.	-56	4
11	200	BEDFORD RD	OUTER_C.A.	-139	4
12	2	BLACKTHORN AV	OUTER_CITY	-63	7
13	160	BLOOR ST E	H.D.M.C.R.	-14533	7
14	132	CARLTON ST	RESIDUAL	-303	3
15	550	CHURCH ST	RESIDUAL	-387	4
16	603	CHURCH ST	RESIDUAL	-47	7
17	4	CRYSTAL ARTS SQ	OUTER_CITY	-79	7
18	191	DUNDAS ST W	RESIDUAL	-7	4
19	52	EDWARD ST	H.D.M.C.R.	-139	7
20	184	FRONT ST E	OUTER_C.A.	-260	7
21	147	FRONT ST W	FINANCIAL	-1843	7
22	26	GROSVENOR ST	RESIDUAL	-267	4
23	477	JARVIS ST	RESIDUAL	-824	5
24	625	KEELE ST	OUTER_CITY	-204	5
25	150	KING ST W	FINANCIAL	-825	7
26	801	LAKE SHORE BLVD E	OUTER_C.A.	-1505	5
27	27	MERTON ST	OUTER_CITY	-75	5
28	177	MUNRO ST	OUTER_CITY	-60	1
29	1359	QUEEN ST E	OUTER_CITY	-382	4
30	100	SHAFTESBURY AV	OUTER_CITY	-116	7
31	589	SHERBOURNE ST	OUTER_C.A.	-198	5
32	252	SHUTER ST	OUTER_C.A.	-56	5
33	172	SIMCOE ST	RESIDUAL	-139	7
34	63	WELLESLEY ST E	RESIDUAL	-254	7
35	384	YONGE ST	RESIDUAL	-1145	7
36	404	YONGE ST	RESIDUAL	-189	7
37	406	YONGE ST	H.D.M.C.R.	-543	7
38	877	YONGE ST	RESIDUAL	-465	7
39	2339	YONGE ST	OUTER_CITY	-390	4
40	110	YORK ST	FINANCIAL	-163	7



●3 LOCATION OF PROPOSED OFFICE DEMOLITION

Map 6

DEMOLITION - 1981

OFFICE DEMOLITION PROPOSED STARTED AND COMPLETED AS O JANUARY 1, 1982

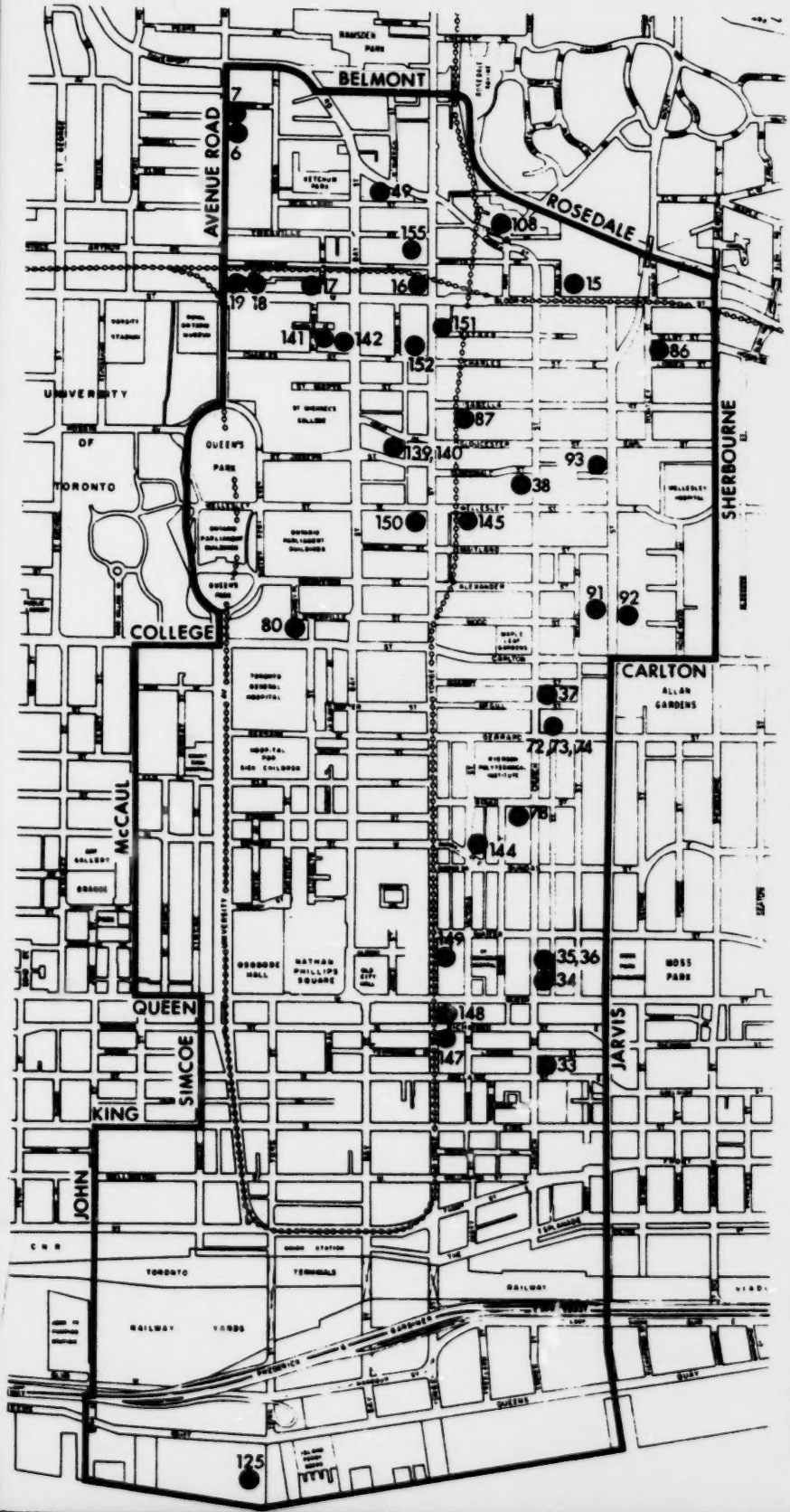
ALTERATION: OFFICE ALTERATION PROPOSED, STARTED AND COMPLETED AS OF JANUARY 1, 1982

MBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
1	506	ADELAIDE ST E	OUTER_C.A.	731	7
2	254	ADELAIDE ST W	OUTER_C.A.	-235	5
3	143	AUGUSTA AV	OUTER_C.A.	95	7
4	86	AVENUE RD	OUTER_C.A.	249	5
5	88	AVENUE RD	OUTER_C.A.	394	7
6	111	AVENUE RD	RESIDUAL	3736	5
7	114	AVENUE RD	OUTER_C.A.	322	5
8	121	AVENUE RD	RESIDUAL	877	1
9	29?	BALLIOL ST	OUTER_CITY	99	5
10	29:	BALLIOL ST	OUTER_CITY	99	5
11	165	BATHURST ST	OUTER_C.A.	-4783	1
12	621	BATHURST ST	OUTER_C.A.	5	7
13	1044	BATHURST ST	OUTER_CITY	136	7
14	2	BERKELEY ST	OUTER_C.A.	5762	4
15	200	BLOOR ST E	H.D.M.C.R.	34550	5
16	18	BLOOR ST W	H.D.M.C.R.	-8193	5
17	86	BLOOR ST W	H.D.M.C.R.	-519	1
18	146	BLOOR ST W	H.D.M.C.R.	5597	5
19	150	BLOOR ST W	H.D.M.C.R.	24053	5
20	380	BLOOR ST W	OUTER_C.A.	-8	5
21	539	BLOOR ST W	OUTER_C.A.	71	4
22	911	BLOOR ST W	OUTER_CITY	61	1
23	1344	BLOOR ST W	OUTER_CITY	-40	7
24	1614	BLOOR ST W	OUTER_CITY	174	4
25	1678	BLOOR ST W	OUTER_CITY	698	7
26	306	BROADVIEW AV	OUTER_CITY	68	7
27	740	BROADVIEW AV	OUTER_CITY	219	7
28	522	CARLAW AV	OUTER_CITY	66	7
29	187	CARLTON ST	OUTER_C.A.	152	4
30	189	CARLTON ST	OUTER_C.A.	152	4
31	4	CAVELL AV	OUTER_C.A.	130	1
32	24	CECIL ST	OUTER_C.A.	492	5
33	77	CHURCH ST	RESIDUAL	86	6
34	191	CHURCH ST	RESIDUAL	-46	1
35	197	CHURCH ST	RESIDUAL	-19	1
36	197	CHURCH ST	RESIDUAL	102	1
37	365	CHURCH ST	RESIDUAL	2601	5
38	576	CHURCH ST	RESIDUAL	1765	7
39	329	COLLEGE ST	OUTER_C.A.	531	1
40	457	COLLEGE ST	OUTER_CITY	121	5
41	565	COLLEGE ST	OUTER_CITY	-422	5
42	859	COLLEGE ST	OUTER_CITY	120	6
43	600	COMMISSIONERS ST	OUTER_C.A.	334	5
44	6	CRESCENT RD	OUTER_CITY	-318	5
45	117	DANFORTH AV	OUTER_CITY	161	4
46	283	DANFORTH AV	OUTER_CITY	167	5
47	2009	DANFORTH AV	OUTER_CITY	38	7
48	2820	DANFORTH AV	OUTER_CITY	-4	5
49	39	DAVENPORT RD	H.D.M.C.R.	-13	1
50	164	DAVENPORT RD	OUTER_C.A.	110	1

NUMBER	ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
51	362 DAVENPORT RD	OUTER_C.A.	133	1
52	1541 DAVENPORT RD	OUTER_CITY	-371	6
53	15 DE LISLE AV	OUTER_CITY	477	7
54	44 DEVONSHIRE PL	OUTER_C.A.	330	7
55	258 DUFFERIN ST	OUTER_CITY	276	5
56	1645 DUFFERIN ST	OUTER_CITY	471	1
57	330 DUNDAS ST W	OUTER_C.A.	-138	1
58	401 DUNDAS ST W	OUTER_C.A.	176	7
59	484 DUNDAS ST W	OUTER_C.A.	-828	5
60	789 DUNDAS ST W	OUTER_CITY	-61	7
61	828 DUNDAS ST W	OUTER_CITY	210	5
62	2883 DUNDAS ST W	OUTER_CITY	-303	5
63	113 DUPONT ST	OUTER_C.A.	47	5
64	511 5 EASTERN AV	OUTER_C.A.	55	1
65	895 EASTERN AV	OUTER_C.A.	375	7
66	123 EGLINTON AV E	OUTER_CITY	17227	1
67	164 EGLINTON AV E	OUTER_CITY	-1685	5
68	1396 EGLINTON AV W	OUTER_CITY	-250	4
69	640 FLEET ST	OUTER_C.A.	2367	5
70	145 FRONT ST E	OUTER_C.A.	-1786	5
71	376 GEORGE ST	OUTER_C.A.	183	1
72	78 GERRARD ST E	RESIDUAL	272	1
73	80 GERRARD ST E	RESIDUAL	275	1
74	82 GERRARD ST E	RESIDUAL	439	6
75	595 GERRARD ST E	OUTER_CITY	93	5
76	793 GERRARD ST E	OUTER_CITY	-79	5
77	1803 GERRARD ST E	OUTER_CITY	39	1
78	55 GOULD ST	RESIDUAL	700	5
79	476 GRACE ST	OUTER_CITY	153	3
80	93 GRENVILLE ST	RESIDUAL	259	1
81	9 HAZELTON AV	OUTER_CITY	41	5
82	27 HOWARD ST	OUTER_C.A.	202	5
83	31 HOWARD ST	OUTER_C.A.	182	4
84	33 HOWARD ST	OUTER_C.A.	183	5
85	35 HOWARD ST	OUTER_C.A.	188	5
86	63 HUNTLEY ST	RESIDUAL	97	1
87	17 ISABELLA ST	RESIDUAL	994	1
88	35 JACKES AV	OUTER_CITY	245	1
89	131 JARVIS ST	OUTER_C.A.	333	5
90	323 JARVIS ST	OUTER_C.A.	219	5
91	404 JARVIS ST	RESIDUAL	-1237	1
92	441 JARVIS ST	RESIDUAL	666	4
93	504 JARVIS ST	RESIDUAL	-535	7
94	70 KENSINGTON AV	OUTER_C.A.	97	1
95	72 KENSINGTON AV	OUTER_C.A.	43	1
96	315 KING ST W	OUTER_C.A.	216	4
97	15 LOLA RD	OUTER_CITY	55	5
98	13 MADISON AV	OUTER_C.A.	183	6
99	25 MADISON AV	OUTER_C.A.	849	6
100	6 MAIN ST	OUTER_CITY	-66	5

UMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
101	421	MOUNT PLEASANT RD	OUTER_CITY	122	7
102	423	MOUNT PLEASANT RD	OUTER_CITY	177	7
103	425	MOUNT PLEASANT RD	OUTER_CITY	177	7
104	427	MOUNT PLEASANT RD	OUTER_CITY	111	7
105	429	MOUNT PLEASANT RD	OUTER_CITY	177	7
106	431	MOUNT PLEASANT RD	OUTER_CITY	111	7
107	678	PAPE AV	OUTER_CITY	137	3
108	32	PARK RD	RESIDUAL	174	2
109	420	PARLIAMENT ST	OUTER_C.A.	90	1
110	547	PARLIAMENT ST	OUTER_C.A.	197	7
111	557	PARLIAMENT ST	OUTER_C.A.	115	7
112	14	PRINCE ARTHUR AV	OUTER_C.A.	1319	7
113	37	PRINCE ARTHUR AV	OUTER_C.A.	345	5
114	39	PRINCE ARTHUR AV	OUTER_C.A.	-122	5
115	348	QUEEN ST E	OUTER_C.A.	-140	1
116	468	QUEEN ST E	OUTER_C.A.	25225	1
117	515	QUEEN ST E	OUTER_C.A.	85	5
118	544	QUEEN ST E	OUTER_C.A.	5290	4
119	2282	QUEEN ST E	OUTER_CITY	114	1
120	269	QUEEN ST W	OUTER_C.A.	-61	5
121	271	QUEEN ST W	OUTER_C.A.	-81	5
122	329	QUEEN ST W	OUTER_C.A.	106	2
123	333	QUEEN ST W	OUTER_C.A.	-58	1
124	1267	QUEEN ST W	OUTER_CITY	267	1
125	207	QUEENS QUAY W	RESIDUAL	36265	5
126	470	RICHMOND ST E	OUTER_C.A.	143	7
127	472	RICHMOND ST E	OUTER_C.A.	91	5
128	267	RICHMOND ST W	OUTER_C.A.	118	5
129	10	ROSEHILL AV	OUTER_CITY	122	1
130	122	SHERBOURNE ST	OUTER_C.A.	156	1
131	124	SHERBOURNE ST	OUTER_C.A.	172	1
132	2	SILVER AV	OUTER_CITY	-137	1
133	310	SPADINA AV	OUTER_C.A.	-474	1
134	275	SPADINA RD	OUTER_CITY	114	3
135	165	ST CLAIR AV W	OUTER_CITY	59	5
136	949	ST CLAIR AV W	OUTER_CITY	149	4
137	186	ST GEORGE ST	OUTER_C.A.	322	5
138	204	ST GEORGE ST	OUTER_C.A.	-1410	3
139	18	ST JOSEPH ST	RESIDUAL	-255	1
140	20	ST JOSEPH ST	RESIDUAL	-255	1
141	11	ST THOMAS ST	RESIDUAL	-220	5
142	7	SULTAN ST	RESIDUAL	-718	1
143	176	THE ESPLANADE	OUTER_C.A.	15	5
144	277	VICTORIA ST	RESIDUAL	3880	1
145	27	WELLESLEY ST E	RESIDUAL	-375	7
146	517	WELLINGTON ST W	OUTER_C.A.	-2322	1
147	147	YONGE ST	FINANCIAL	23557	1
148	171	YONGE ST	FINANCIAL	41563	2
149	193	YONGE ST	H.D.M.C.R.	3715	1
150	564	YONGE ST	RESIDUAL	96	1

NUMBER	ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
151	711 YONGE ST	RESIDUAL	-286	5
152	730 YONGE ST	RESIDUAL	2287	1
153	1919 A YONGE ST	OUTER_CITY	128	5
154	1980 YONGE ST	OUTER_CITY	102	5
155	17 YORKVILLE AV	H.D.M.C.R.	-401	5



●3 LOCATION OF PROPOSED OFFICE ALTERATION

Map 7

ALTERATION - 1981

OFFICE ALTERATION PROPOSED, STARTED AND COMPLETED AS OF JANUARY 1, 1982

APPENDIX 2.5

CITY MONITOR 82 - VOLUME 1: CONVENIENCE NAMES

PROJECTS UNDER DEVELOPMENT AS OF JANUARY 1, 1982 BY CONVENIENCE NAME

Convenience Name	Table	Sequence Number
Atrium-on-Bay	Construction	16
Bay Street, 560-566	Construction	15
Bay Street, 1009-1029	Construction	19
Baydas Development	Construction	15
Bell/Trinity Development	Construction	14
Bentley, The	Alteration	33
Chestnut Street, 109-117	Construction	41
Davisville Centre	Construction	180
Downtown West	Construction	95
Dundas/Simcoe/St. Patrick	Construction	63
Eaton Centre: Phase 1B: excluding office tower	Construction	60
Eaton Centre: Phase 1B: office tower	Construction	61
Eaton Centre: Phase 2A	Construction	14
Famous Players Theatres	Alteration	18
Gerrard Street East, 74-86	Alteration	73
Granite Place: Phase 3	Construction	146
Holt Renfrew Building	Alteration	18
King Square	Construction	97
Marathon Block B	Construction	95
New Massey Hall	Construction	94
Queen Street West, 20	Construction	61
Queen's Quay West and Bay Street, north-west corner	Construction	12
Renaissance Plaza	Alteration	19
	Construction	51
Royal Bank Data Processing Centre: Phase 1	Construction	76
Royal Bank Data Processing Centre: Phase 2	Construction	77
Royal Bank Data Processing Centre: Phase 3	Construction	78
Salvation Army Addition	Construction	3
Stanley Garden Site	Construction	7
Sun Life Building	Construction	93,93
Transnation Site	Alteration	92
Trizec-Twigg Development	Construction	16
Toronto Sun Building Addition	Construction	90
Wellington, The	Construction	163
Yonge Street, 890-900	Construction	174
Yonge/Front/Wellington/Scott Sts.	Construction	169
Yonge/Richmond/Victoria Development - Option 2	Alteration	148

APPENDIX 3.6 - TOTAL OFFICE SPACE SURVEYED (1976-1981)

DATE	FINANCIAL	NDMCR	RESIDUAL CENTRAL CORE	CENTRAL CORE	REST OF CITY	REST OF METRO	METROPOLITAN TORONTO
DEC. 1976	90 1 662 778 (17,898,576)	70 980 094 (10,549,994)	58 586 363 (6,311,769)	218 3 229 235 (34,760,339)	98 768 749 (8,275,016)	162 1 036 947 (11,161,973)	478 5 034 931 (54,197,328)
JUNE 1977	91 1 684 414 (18,131,476)	70 980 094 (10,549,994)	58 586 363 (6,311,769)	219 3 250 871 (34,993,239)	98 768 749 (8,275,016)	162 1 036 947 (11,161,973)	479 5 056 567 (54,430,228)
JUNE 1978	93 1 690 434 (18,196,276)	70 980 094 (10,549,994)	59 616 091 (6,631,769)	222 3 286 619 (35,378,039)	98 768 749 (8,275,016)	166 1 094 083 (11,776,994)	486 5 149 451 (55,430,049)
JUNE 1979	92 1 745 223 (18,786,044)	75 1 025 020 (11,033,583)	72 699 600 (7,530,678)	239 3 469 843 (37,350,305)	87 676 415 (7,281,109)	191 1 371 676 (14,765,083)	517 5 517 934 (59,396,497)
DEC. 1979	92 1 743 976 (18,772,621)	68 909 324 (9,788,209)	76 810 502 (8,724,460)	236 3 463 802 (37,285,290)	104 773 762 (8,328,987)	205 1 471 506 (15,839,681)	545 5 709 070 (61,453,958)
JUNE 1980	93 1 747 208 (18,807,401)	66 900 747 (9,695,879)	76 800 172 (8,613,260)	235 3 448 127 (37,116,540)	104 789 312 (8,498,512)	214 1 560 330 (16,798,173)	553 5 798 189 (62,413,225)
DEC. 1980	93 1 747 208 (18,807,401)	68 907 767 (9,771,447)	76 801 153 (8,623,826)	237 3 456 128 (37,202,674)	102 786 644 (8,467,638)	220 1 587 318 (17,086,304)	559 5 830 090 (62,756,616)
DEC. 1981	96 1 851 572 (19,930,802)	69 938 176 (10,314,057)	79 816 435 (8,788,326)	244 3 626 183 (39,033,185)	121 919 495 (9,897,683)	238 1 880 200 (20,238,968)	603 6 425 878 (69,169,836)

90 - No. Bldgs. Surveyed
1 662 778 - Total Space (Sq. Metres)
(17,898,576) - Total Space (Sq. Ft.)

Source: A. E. LePage Limited, Office Leasing Division
(Recompiled by Planning and Development Department)

APPENDIX 3.7 - VACANT OFFICE SPACE (1976-1981)

DATE	FINANCIAL	NDMCR	RESIDUAL CENTRAL CORE	CENTRAL CORE	REST OF CITY	REST OF METRO	METROPOLITAN TORONTO
DEC. 1976	194 767 (2,096,524) 11.7%	107 057 (1,152,387) 10.9%	50 020 (538,429) 8.5%	351 844 (3,787,340) 10.9%	34 608 (372,531) 4.5%	93 612 (1,007,664) 9.0%	480 064 (5,167,535) 9.5%
JUNE 1977	259 593 (2,794,330) 15.4%	122 764 (1,321,459) 12.5%	50 386 (542,371) 8.6%	432 743 (4,658,160) 13.3%	41 469 (446,379) 5.4%	87 558 (942,492) 8.4%	561 770 (6,047,031) 11.1%
JUNE 1978	187 757 (2,201,061) 11.1%	75 342 (811,001) 7.7%	45 034 (484,759) 7.3%	308 133 (3,316,821) 9.4%	36 678 (394,813) 4.8%	99 043 (1,066,125) 9.1%	443 854 (4,777,759) 8.6%
JUNE 1979	120 434 (1,296,397) 6.9%	36 363 (391,419) 3.5%	41 528 (447,019) 5.9%	198 345 (2,135,035) 5.7%	45 621 (491,080) 6.7%	154 351 (1,661,471) 11.3%	398 317 (4,287,586) 7.2%
DEC. 1979	79 097 (851,424) 4.5%	29 320 (315,610) 3.2%	39 390 (424,006) 4.8%	147 807 (1,591,040) 4.3%	46 920 (505,056) 6.1%	141 329 (1,521,300) 9.6%	336 056 (3,617,396) 5.9%
JUNE 1980	50 658 (545,725) 2.9%	14 796 (159,248) 1.6%	24 397 (262,611) 3.0%	89 889 (967,584) 2.6%	30 248 (325,599) 3.8%	154 723 (1,665,477) 9.9%	274 860 (2,958,660) 4.7%
DEC. 1980	34 849 (375,123) 2.0%	14 572 (156,862) 1.6%	14 244 (153,325) 1.8%	63 665 (685,310) 1.8%	10 891 (117,235) 1.4%	144 026 (1,552,272) 9.1%	218 762 (2,354,817) 3.8%
DEC. 1981	65 962 (710,035) 3.6%	3 122 (33,610) 0.3%	5 086 (54,745) 0.7%	74 170 (798,390) 2.0%	18 366 (197,694) 2.0%	118 177 (1,272,090) 6.2%	210 713 (2,268,174) 3.3%

194 767 - Vacant Space (Sq. Metres)
(2,096,524) - Vacant Space (Sq. Feet)
11.7% - Vacancy Rate (% Vacant of Total)

Source: A. E. LePage Limited, Office Leasing Division
(Recompiled by Planning and Development Department)

APPENDIX 3.8 - RENTAL RANGES (1976-1982)

DATE	FINANCIAL	NDMCR	RESIDUAL CENTRAL CORE	CENTRAL CORE	REST OF CITY	REST OF METRO	METROPOLITAN TORONTO
JUNE 1976	43.05-149.60 (4.00-13.90)	63.50-126.50 (5.90-11.75)	61.90-110.35 (5.75-10.25)	43.05-149.60 (4.00-13.90)	53.80-107.65 (5.00-10.00)	53.80-103.35 (5.00- 9.60)	43.05-149.60 (4.00-13.90)
JUNE 1977	40.35-155.00 (3.75-14.40)	61.90-161.45 (5.75-15.00)	61.90-119.95 (5.75-10.40)	40.35-161.45 (3.75-15.00)	53.80-113.00 (5.00-10.50)	56.50-103.35 (5.25- 9.60)	40.35-161.45 (3.75-15.00)
JUNE 1978	56.50-150.70 (5.25-14.00)	43.05-142.65 (4.00-13.25)	64.60-113.00 (6.00-10.50)	43.05-150.70 (4.00-14.00)	53.80-113.00 (5.00-10.50)	37.30-131.30 (3.50-12.20)	37.70-150.70 (3.50-14.00)
JUNE 1979	59.20-160.40 (5.50-14.90)	59.20-153.40 (5.50-14.25)	64.60-123.80 (6.00-11.50)	59.20-160.40 (5.50-14.90)	53.80-209.90 (5.00-19.50)	35.00-124.85 (3.25-11.60)	35.00-209.90 (3.25-19.50)
DEC. 1979	69.95-220.65 (6.50-20.50)	70.00-150.70 (6.50-14.00)	674.60-150.70 (6.00-14.00)	64.60-220.65 (6.00-20.50)	43.05-161.45 (4.00-15.00)	53.80-166.85 (5.00-15.50)	43.05-220.65 (4.00-20.50)
JUNE 1980	75.34-246.39 (7.00-22.89)	91.50-156.08 (8.50-14.50)	74.81-137.78 (6.95-12.80)	74.81-246.39 (6.95-22.89)	69.97-145.32 (6.50-13.50)	59.20-142.20 (5.50-13.21)	59.20-246.39 (5.50-22.89)
DEC. 1980	80.73-274.49 (7.50-25.50)	64.59-173.30 (6.00-16.10)	64.59-161.46 (6.00-15.00)	64.59-274.49 (6.00-25.50)	78.04-161.46 (7.25-15.00)	59.20-165.12 (5.50-15.34)	59.20-274.49 (5.50-25.50)
MAR. 1982	118.41-506.00 (11.00-47.10)	107.64-342.30 (10.00-31.80)	107.64-236.81 (10.00-22.00)	107.64-506.00 (10.00-47.10)	86.11-302.15 (8.00-28.07)	75.35-268.03 (7.00-24.90)	75.35-506.00 (7.00-47.10)

43.05-149.60 Range ($ per Sq. Metre)
(4.00-13.90) Range ($ per Sq. Foot)

Source: A. E. LePage Limited, Office Leasing Division
(Recompiled by Planning and Development Department)

NOTE: All Rents are Gross Rents

APPENDIX 3.9 - AVERAGE FLOOR SPACE RENT (Gross)

DATE	FINANCIAL	NDMCR	RESIDUAL CENTRAL CORE	CENTRAL CORE	REST OF CITY	REST OF METRO	METROPOLITAN TORONTO
JUNE 1976	97.95 (9.10)	99.03 (9.20)	93.10 (8.65)	97.95 (9.10)	89.35 (8.30)	81.30 (7.55)	93.65 (8.70)
JUNE 1977	108.70 (10.10)	106.55 (9.90)	88.80 (8.25)	105.50 (9.80)	89.35 (8.30)	84.50 (7.85)	101.20 (9.40)
JUNE 1978	103.50 (9.80)	103.90 (9.65)	103.35 (9.60)	104.95 (9.75)	90.40 (8.40)	92.60 (8.60)	100.10 (9.30)
JUNE 1979	110.35 (10.25)	115.20 (10.70)	101.20 (9.40)	109.80 (10.20)	107.65 (10.00)	101.20 (9.40)	105.50 (9.80)
DEC. 1979	122.50 (11.35)	107.65 (10.00)	104.40 (9.70)	113.00 (10.50)	99.05 (9.20)	101.20 (9.40)	105.50 (9.80)
JUNE 1980	186.54 (17.33)	131.00 (12.17)	107.64 (10.00)	155.97 (14.49)	107.32 (9.97)	109.36 (10.16)	124.76 (11.59)
DEC. 1980	193.33 (17.96)	140.98 (13.09)	117.98 (10.96)	164.48 (15.28)	101.94 (9.47)	107.00 (9.94)	123.47 (11.47)
MAR. 1982	351.67 (32.67)	251.13 (23.33)	184.93 (17.18)	326.91 (30.37)	155.87 (14.48)	148.01 (13.75)	220.99 (20.53)

97.95 Average Rent per Sq. Metre (Gross)
(9.10) Average Rent per Sq. Foot (Gross)

Source: A. E. LePage Limited, Office Leasing Division
(Recompiled by Planning and Development Department)

Number/
Numéro

City Monitor82

VOLUME 2 - HOUSING DEVELOPMENT, PRICES AND RENTS IN THE CITY OF TORONTO - 1981

STEPHEN G. McLAUGHLIN, COMMISSIONER
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

SEPTEMBER 1982

CITY MONITOR REPORT SERIES

1976 Data

- City Monitor 1 - Office and Residential Development in Specific Areas of the City of Toronto 1976
- City Monitor 2 - Housing Development in the Central Area of the City of Toronto (1976)
- City Monitor 1: Background Report - Detailed Information on Office Development in the Central Core

1977 Data

- City Monitor 78 - Office and Residential Development in Specified Areas of the City of Toronto 1977
- Family Housing 78 - The Production of Family Housing in the City of Toronto and the Central Area, 1976 and 1977

1978 Data

- City Monitor 79: Volume 1 - Office Development and Rents in the Central Core, 1978
- City Monitor 79: Volume 2 - New Housing Production, Prices and Rents in the City of Toronto and the Central Area, 1978

1979 Data

- City Monitor 80: Volume 1 - Office Development and Rents in the City of Toronto, 1979
- City Monitor 80: Volume 2 - New Housing Production, Prices and Rents in the City of Toronto - 1979

1980 Data

- 1981 Quinquennial Review

- City Monitor 81: Volume 2 - Housing Development, Prices and Rents in the City of Toronto - 1980

1981 Data

- City Monitor 82: Volume 1 - Office Development and Rents in the City of Toronto, 1981

- City Monitor 82: Volume 2 - Housing Development, Prices and Rents in the City of Toronto, 1981

Summary

Annual Targets Adopted By Council

- 1,940 private market units were approved in 1981, compared to a target of 2,000.
- Only 332 assisted units were approved toward a target of 1,187.

Official Plan Targets to 1986

- Overall, the rate of achievement improved somewhat over 1980 and continued to outpace the implied average required to meet the 1986 target of 40,000 units (Figure 2).
- Approvals in the Central Area dropped considerably and included no new assisted units (Figure 3).
- The private sector 1986 target of 20,000 units is well within reach; only 1,092 new approvals are required City-wide (Figure 4).
- Two-thirds of the private sector achievement to date has occurred in the Central Area and the 1986 target of 15,000 units in this part of the City is well within reach.
- The assisted sector has been falling behind the pace of approvals required to meet the 1986 targets both City-wide and in the Central Area.
- The overall target of 20,000 assisted units City-wide should be retained given:
  - the type of housing being produced privately (predominantly high-priced condominiums) and low production of rental housing;
  - pressure on the existing stock of moderate-priced rental housing either for demolition or for condominium and luxury rental conversions;
  - large increases in market rents for family-sized private units in the City relative to Metro and the region; and

- the high prices and mortgage rates that have put ownership housing out of reach for many City families.

Prices, Rents and Vacancy Rates

- The average price for new freehold housing was 12% higher than in 1980; the average price of a new condominium was 56% higher.

- The condominium "boom" continued through the first half of 1981; the predominance of "luxury" units is reflected in the observation that 44% of all such sales were over $200,000; the abrupt halt of this "boom" is evidenced by fewer sales during the second half of 1981; there was also a 20% drop in the number of condominium resales.

- There were only 41 new private rental units marketed in 1981, 94% less than in 1980.

- The vacancy rate in the City went up slightly to 0.5%, partly as a result of a 0.9% vacancy rate downtown which is in part due to a 10.3% vacancy rate in new completions downtown (e.g. luxury condominium rentals.)

  Rent increases in the City were in step with increases throughout Metro and the Region for bachelor and one-bedroom units, regardless of whether the units were subject to rent controls (6.6%-9.5%) or not (11.2%-16.2%).

  Family housing (two and three-bedroom units) experienced rent increases in the City significantly higher than throughout Metro and the region.

- Rent-controlled three-bedroom rents increased 26.5% in the City compared with 10.8% for Metro and 10.5% for the Census Metropolitan Area (CMA); and non-controlled three-bedroom rents increased 44.7% in the City compared with 18.9% in Metro and 18.4% throughout the CMA.

  Apartments not subject to rent review can be up to 50% more expensive than units subject to controls, average across the City.

- A certain amount of "renter resistance" is setting in, with tenants reluctant to lease vacant units at the high end of market rents; $700-$900 in the suburbs and $1000-$1500 in the City.

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Introduction

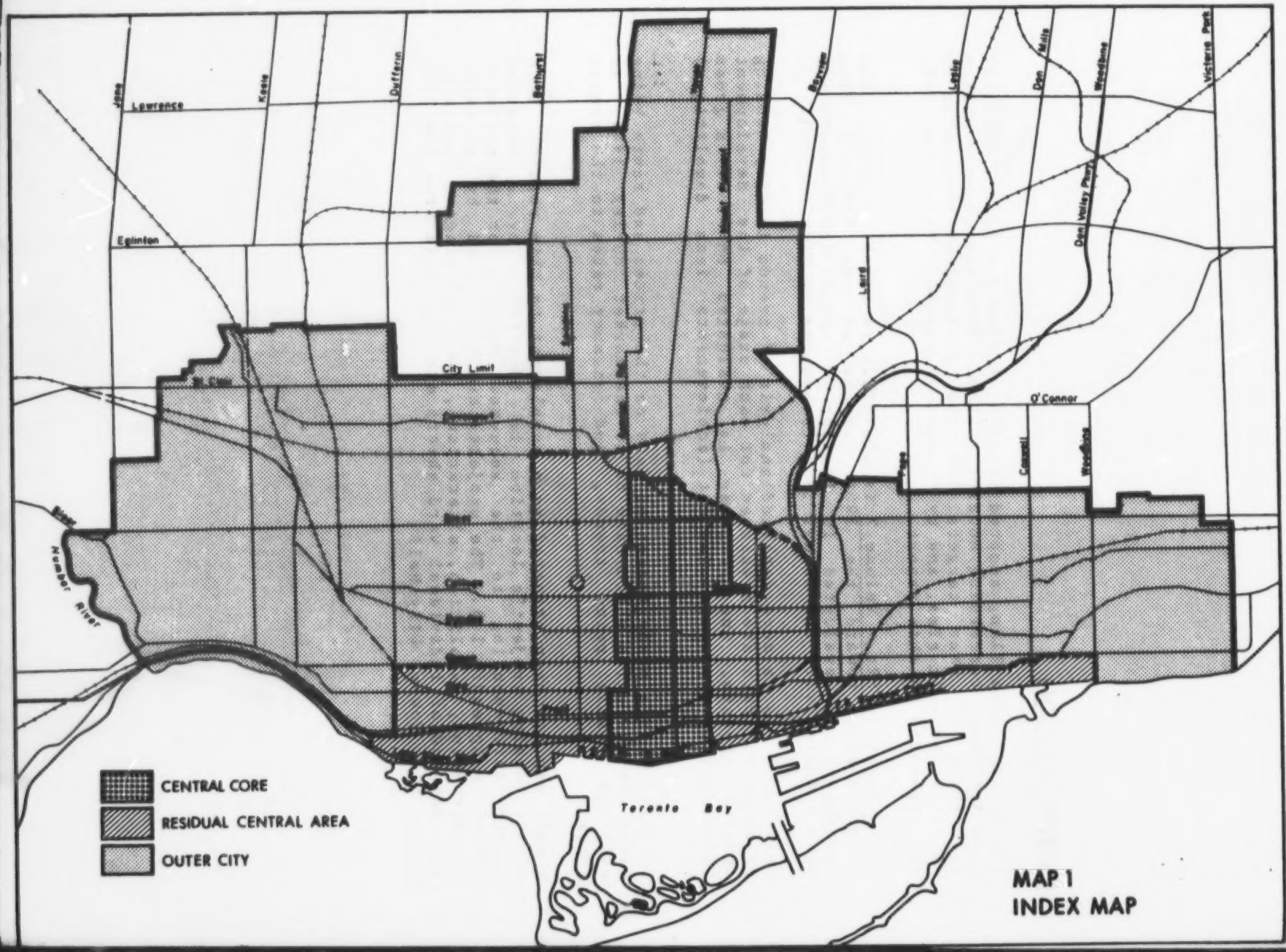
The Central Area Plan, adopted in 1976, included a Part I Official Plan Amendment concerning housing policy. This new housing policy set forth 10 year targets for the production of housing by district, by unit size, and by financing sector. Data for 1981 are presented in this report.

City Monitor 82: Volume 2 is organized in three sections. The progress made toward the 1986 targets of the Official Plan Amendments is evaluated in Section 1. Annual achievements are also compared with the annual targets adopted by City Council.

Section 2 is a more detailed analysis of trends in City housing production. Data are presented for each stage of the development control process, and progress is evaluated on both a gross (construction approvals) and net (achievements less demolitions) basis.

Section 3 is a presentation of data on the prices and rents being asked for new units which came on to the market during 1981, as well as resale price trends, and vacancy rates in the rental stock.

A wall map has been prepared as a supplement to this report. Each active housing project's location is identified by a sequence number corresponding to the sequence numbers for the projects listed in Appendix 1.3. The projects are identified by activity (construction, demolition, alteration), size and stage. Copies of this map and of individual ward sheets are available from the 20th Floor, East Tower, City Hall.



MAP 1
INDEX MAP

1 Housing Targets

The Part I Official Plan Amendments for housing set out specific targets for the City as a whole, and for the Central Area, by production sector. The City-wide targets for both private and assisted housing have also been allocated according to whether they are suitable for families with children or not. These targets are gross achievements (demolitions are excluded) to be attained by January 1, 1986. Figure 1 shows the 1986 targets by specified sub-category, the cumulative achievements to date, and the balance that remains to be achieved by 1986. The relevant districts are shown in Map 1; the Official Plan policy statements are in Appendix 1.1 and Definitions appear in Appendix 1.2.

The housing policy specifies that Council will "... provide for the construction ..." of new dwelling units. This means that achievements are not measured by the actual construction of housing but rather by City approval for construction which in most cases is the final step within the City's control. 'Achievement', then, is only an indicator of new construction expectations, since not all approved projects will eventually be constructed.

1.1 Annual Targets

Section 2A.3(a) of the Official Plan provides Council with a mandate to adopt housing targets on an annual basis. These targets are recommended by the Housing Department in light of market analysis and expectations for the current year.

On November 5, 1981 City Council adopted the recommendation of the Commissioner of Housing regarding targets for 1981. There was a slight shortfall experienced in the private sector target of 2,000 units where 1940 market units progressed to approval stages. The assisted sector had a particularly poor year in that only 332 units were achieved towards the target of 1187. Targets for 1982 were adopted by Council on February 11. These call for 1501 assisted units and 2000 private units to be approved this year.

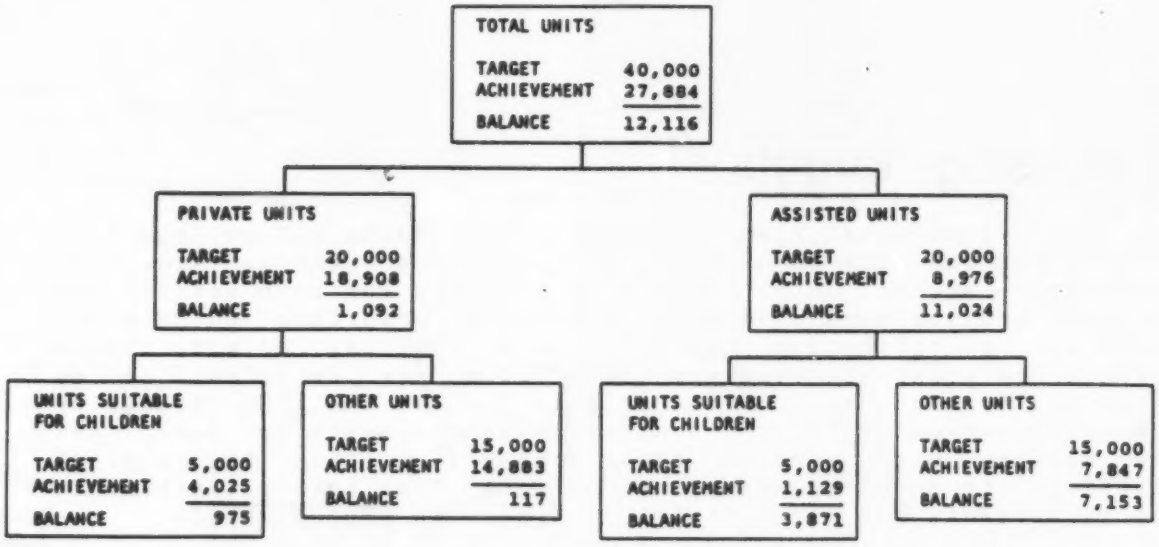
1.2 Achievements and Official Plan Targets

Figure 1 compares cumulative achievements to date with the 1986 targets set out in the Official Plan and also indicates the balance required to meet these targets. Figures 2 through 6 provide a more graphic breakdown of housing achievements by district, market sector, and occupancy category. Figures 2

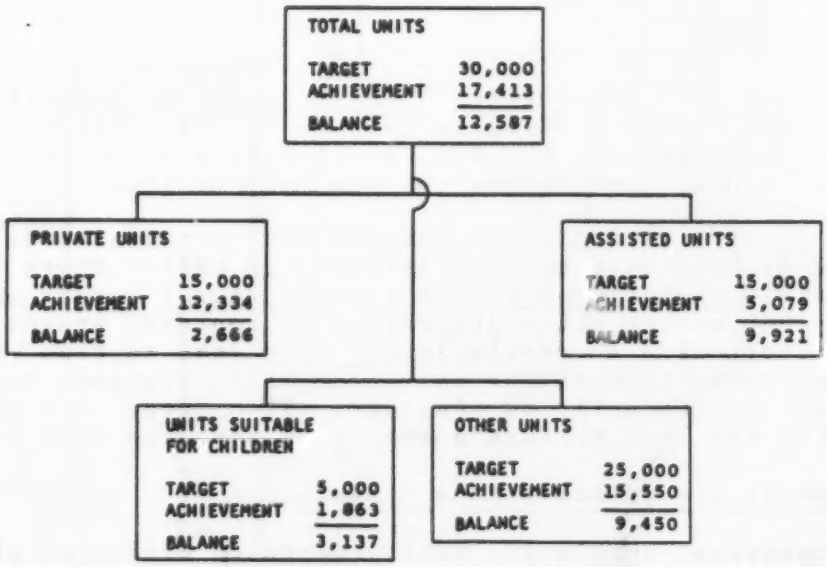
FIGURE 1 -

1986 TARGETS AND ACHIEVEMENT AS OF JANUARY 1, 1982

CITY



CENTRAL AREA



NOTE: 'TARGETS' AND 'ACHIEVEMENTS' BOTH DEAL WITH APPROVALS, NOT ACTUAL CONSTRUCTION

TOTAL ACHIEVEMENT TO DATE EXCEEDS THE TOTAL OF ANNUAL ACHIEVEMENTS SHOWN IN TABLE 1.1 DUE TO THE "HEAD START" OF 4,760 UNITS THAT WERE ALREADY APPROVED UPON ADOPTION OF THE POLICY IN 1976, BUT WHICH HAD NOT COMPLETED WORK.

through 5 also illustrate cumulative completions as a proportion of achievements.

The "implied average annual flow of new units" is a guideline for monitoring purposes illustrating the average rate at which Council needs to approve housing projects in order to meet the 1986 goal. These average annual requirements, shown by a solid line in Figures 2 through 6, take account of a "head start" of 4,760 units that were approved but not constructed at the time the policy was adopted.

Figure 2 shows the grand total achievement, and completions, to date. The rate of approvals in 1981 improved somewhat over 1980 (2272 new approvals compared to 1189). While this is below average over the policy period, overall achievements are still outpacing the implied average annual flow.

The achievement rate in the Central Area have slowed considerably (Figure 3); only 785 new approvals were processed in 1981 and these were all private sector projects (Figure 5). As Figure 3 shows, the pace of new achievements in the Central Area has fluctuated over time, putting the overall total sometimes behind and sometimes ahead of the implied rate. The Official Plan, while not establishing targets for the Core Area, strives to ensure that a substantial amount of new Central Area approvals are located in the Core. Core Area approvals have maintained a fairly consistant pace since 1976, generally contributing from 46% to 52% to the Central Area total achievement.

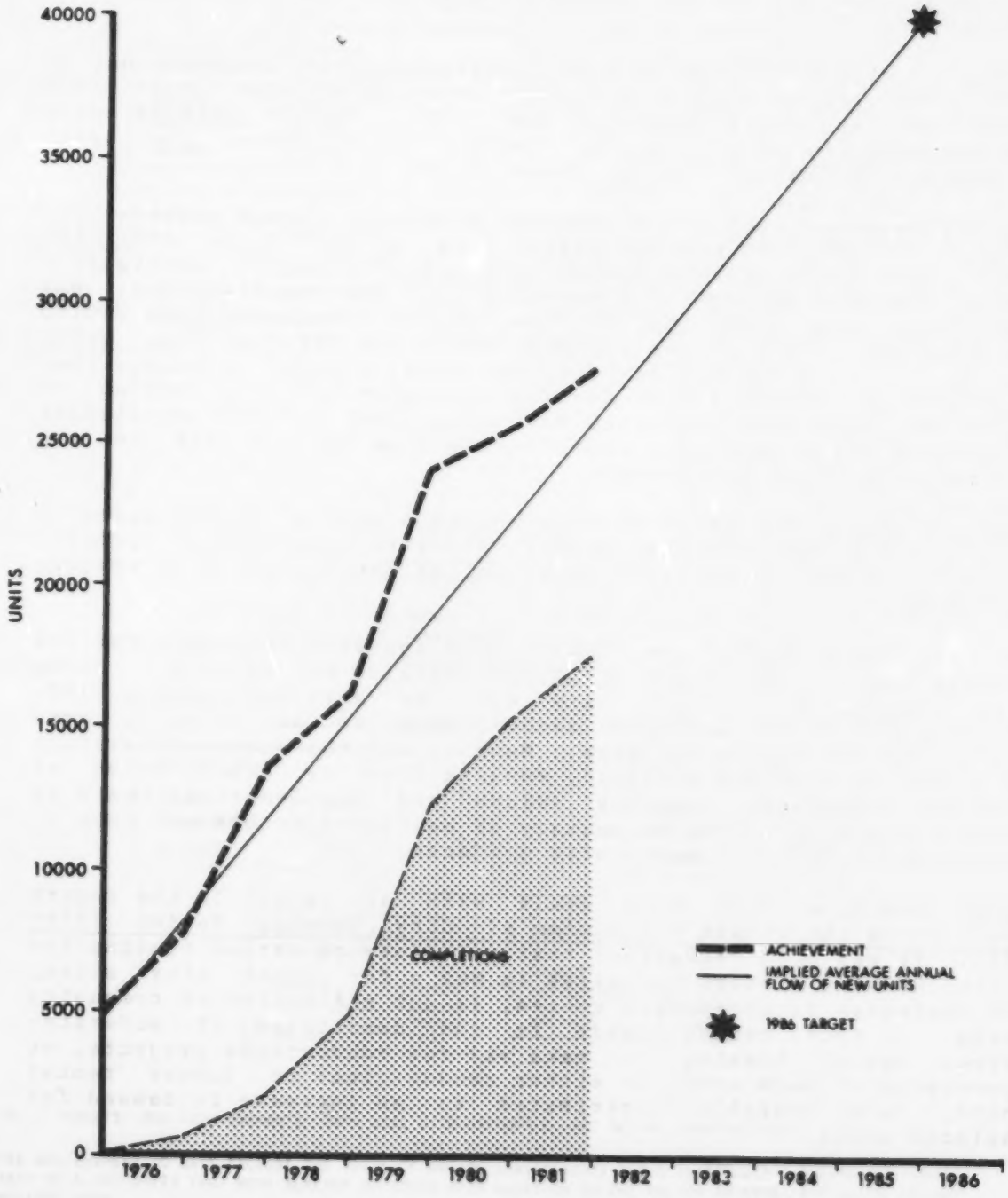
Figure 4 shows that while the overall 1986 goal of 40,000 units is within reach, this has been primarily due to approvals of private market projects. A similar breakdown for the Central Area appears in Figure 5.

In fact only 1,092 new units need approval City-wide for the private sector 1986 target of 20,000 units to be reached. Given past trends, this could very well be attained during 1982. Achievements in the assisted sector seem to be slipping even further behind the target rate. Reasons for the under-achievement of social housing are manifold, ranging from the cancellation of programs aimed at reducing prices and supplementing rents in private projects to the inadequacy of maximum unit prices (MUP's) permitted by CMHC for non-profit projects.

These problems have been dealt with at length in the report Confronting the Crisis - A Review of City Housing Policy 1976-1981. It has been recognized that a failure to extend funding for social housing through increases in MUP's for inner city sites, and increases in non-profit quotas, is not reflective of community needs. In fact, recent trends in the demolition of moderate-priced rental housing to make way for condominium projects, or conversion of such units to either condominiums or luxury rental units, have probably contributed to an increase in demand for assisted units.

FIGURE 2

JAN. 1982 CUMULATIVE ACHIEVEMENTS FOR THE CITY



Constraints on production may be reason to adjust annual targets to more realistic levels, as the Commissioner of Housing has recommended on occasion. However, the overall 1986 goal of 20,000 assisted units should be retained as something to strive for since, given the type of housing being produced privately, it remains indicative of the community's needs.

Figure 6 illustrates the achievement in units suitable for families with children. The operational definition has been changed this year in response to analysis undertaken for Confronting the Crisis, and to the difficulty in tracking detailed changes to the mode of access of individual units as projects progress through the various stages of the development process. Only large units with independent non-mechanical access to grade are now being counted towards the targets in this category. Units located in large buildings are no longer counted as suitable for children, unless they are at grade and have direct access to the outdoors (not just access via a corridor). As Figure 6 shows, this change to a definition that is both more practical and more realistic has reduced the figure shown as achievements last year.

Table 1.1 shows the average annual flow of approvals required during the next few years if the 1986 target is to be met. Over 3,000 units need to be approved each year to meet the general goal of 40,000 housing units. This is more than the requirement reported last year, due to underachievement this past year in the assisted sector. As a result, the required annual approvals for assisted projects has gone up 499 units. The increase has been even greater for assisted projects in the Central Area; 2,480 units must be approved each year between 1982 and 1986 for the target to be met, compared with projected requirements of 1,950 annual approvals one year ago.

Cityhome, Metro Toronto Housing Company, co-operatives and private non-profit organizations are now the only producers in the assisted sector, and as mentioned earlier, even they are facing constraints. Unfortunately, it does not seem likely that these groups alone can meet the requirements of the Official Plan targets, unless there is a significant infusion of money for assisted housing. The downturn in the cumulative achievement of assisted units in the Central Area is explained in Section 2.4.

FIGURE 3

JAN. 1982 CUMULATIVE ACHIEVEMENTS FOR THE CENTRAL AREA ALSO SHOWING CENTRAL CORE.

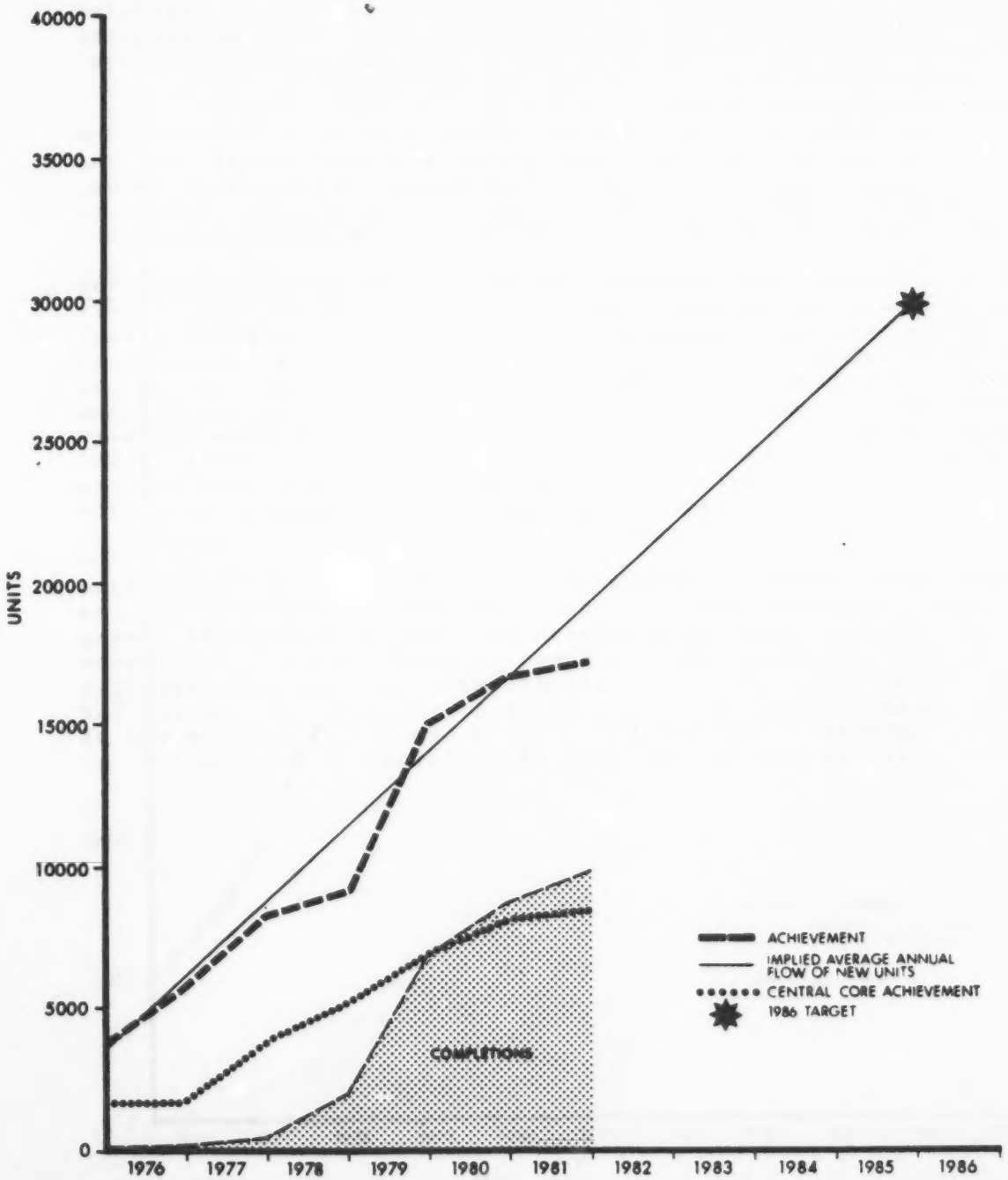


FIGURE 4

JAN. 1982 CUMULATIVE ACHIEVEMENTS IN PRIVATE AND ASSISTED HOUSING FOR THE CITY

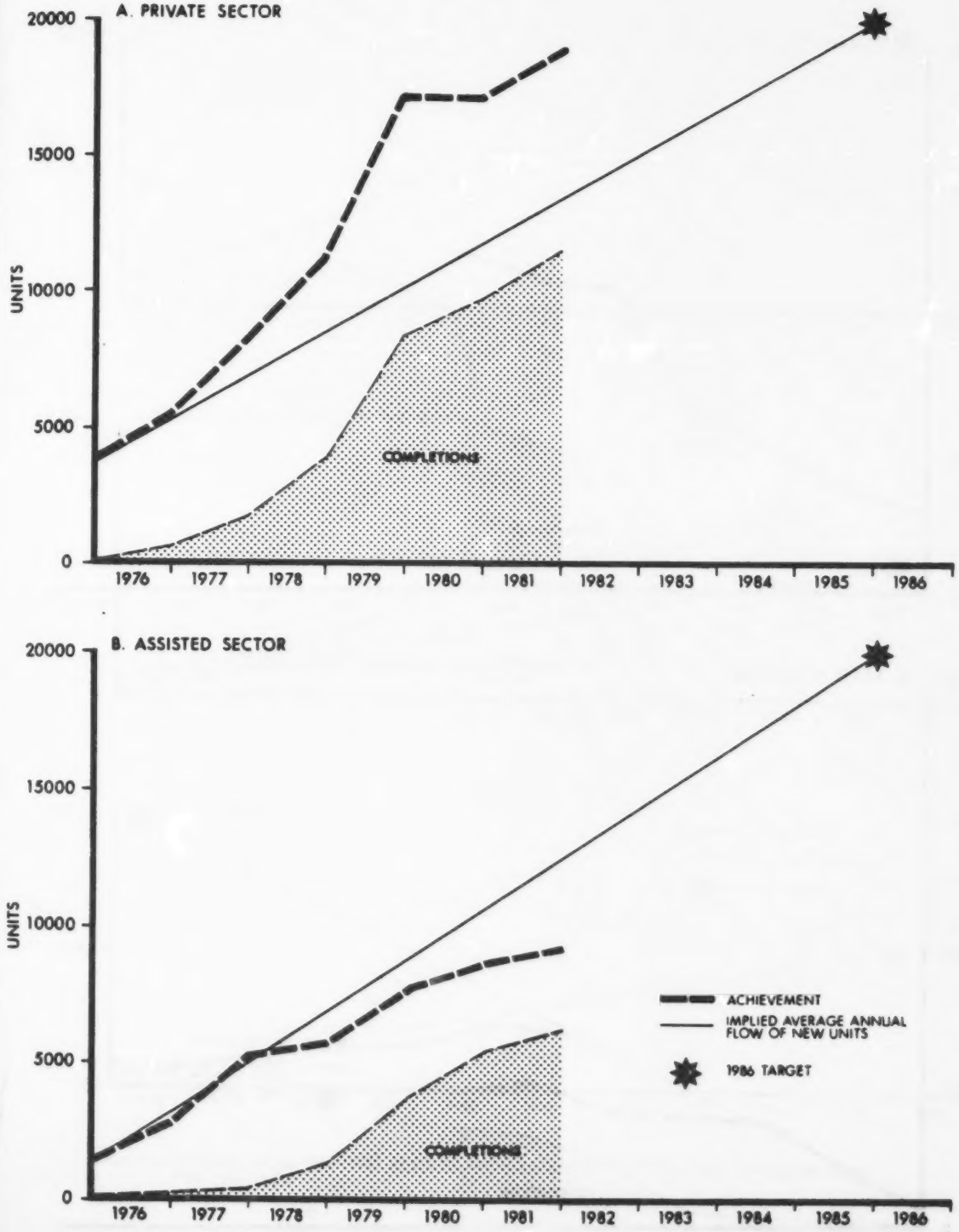


FIGURE 5

JAN. 1982 CUMULATIVE ACHIEVEMENTS IN PRIVATE AND ASSISTED HOUSING FOR THE CENTRAL AREA

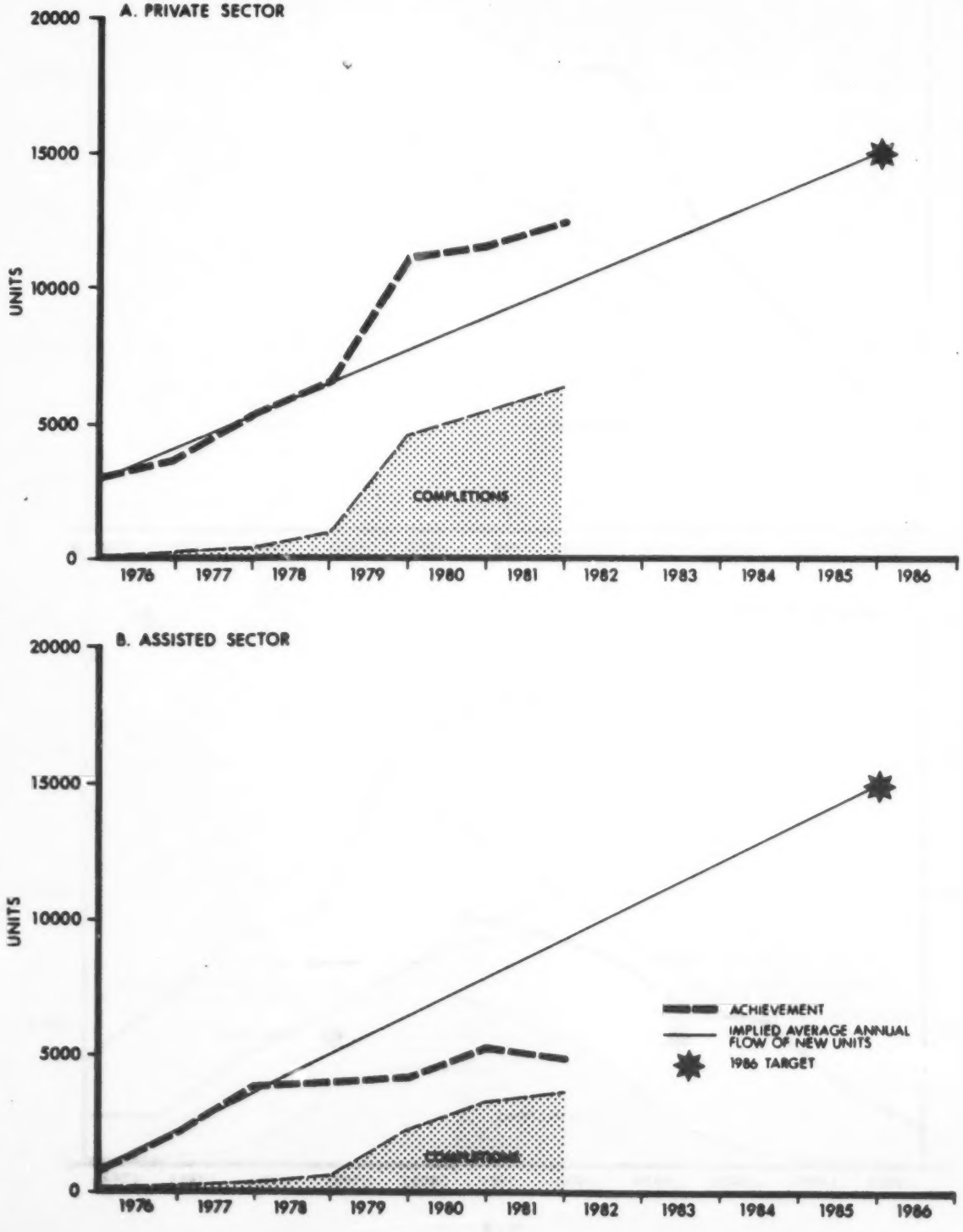
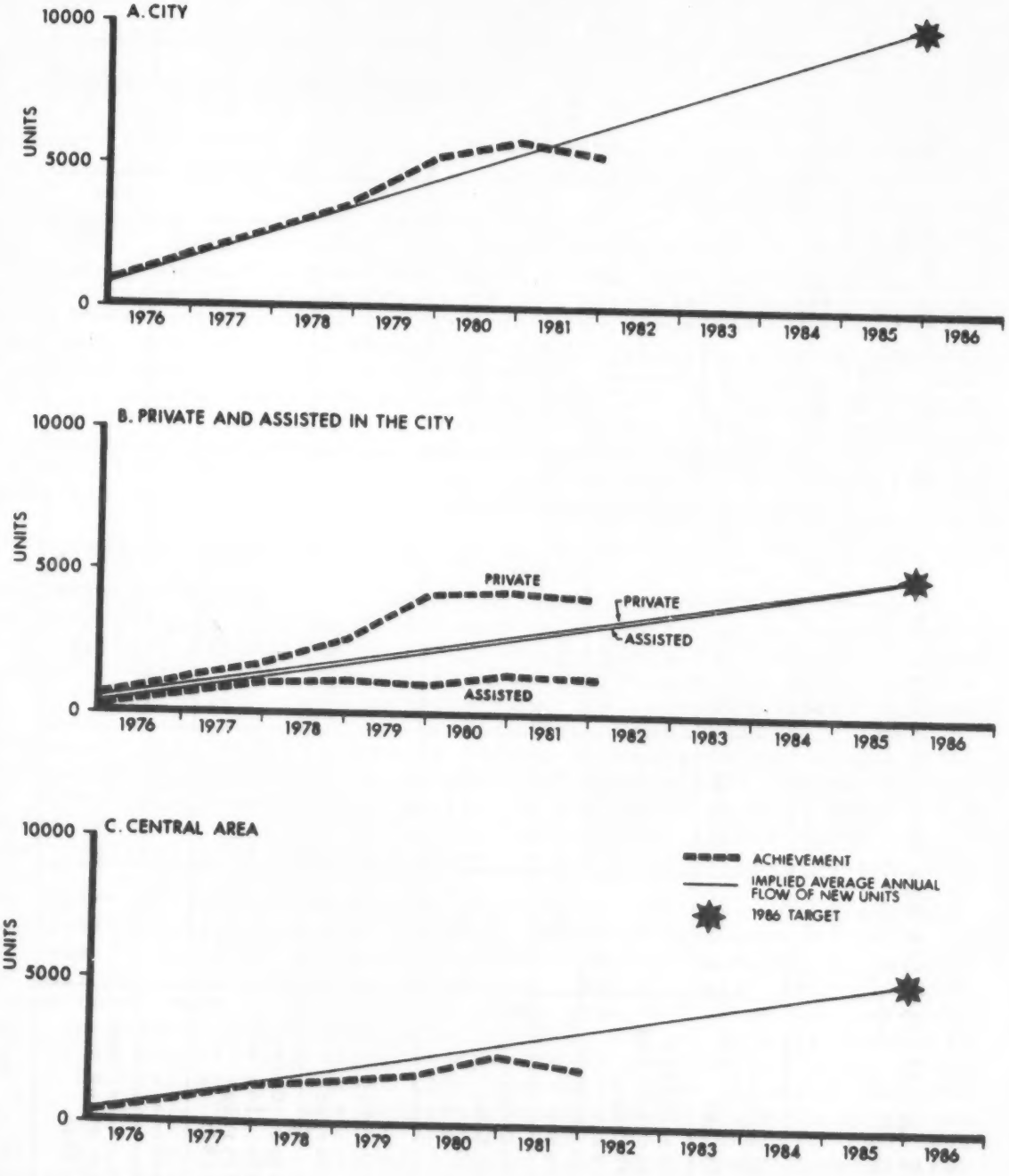


FIGURE 6

JAN. 1982 CUMULATIVE ACHIEVEMENTS IN UNITS SUITABLE FOR CHILDREN



NOTE: DECLINE FROM 1980-1981 RESULTS FROM CHANGE IN DEFINITION OF SUITABILITY FOR CHILDREN

TABLE 1.1

AVERAGE ANNUAL FLOW OF NEW DWELLING UNIT APPROVALS REQUIRED TO ACHIEVE 1986 TARGETS

	Private			Assisted			Private and Assisted		
	Child	Other	Total	Child	Other	Total	Child	Other	Total
CITY-WIDE 1986 Target	5,000	15,000	20,000	5,000	15,000	20,000	10,000	30,000	40,000
Approved, Under Construction and Completions 1976-1981	4,025	14,883	18,908	1,129	7,847	8,976	5,154	22,730	27,884
Difference	975	117	1,092	3,871	7,153	11,024	4,846	7,270	12,116
Required Average Annual Flow 1982-1986	244	29	273	968	1,788	2,756	1,211	1,818	3,029
CENTRAL AREA 1986 Target			15,000			15,000	5,000	25,000	30,000
Approved, Under Construction and Completions 1976-1980			12,334			5,079	1,863	15,550	17,413
Difference			2,666			9,921	3,137	9,450	12,587
Required Average Annual Flow 1982-1986			667			2,480	784	2,363	3,147

2 Development Trends

Annual completions to date, approved projects, and outstanding applications appear in Table 2.1 for the City and Table 2.2 for the Central Area. 'Completions' includes units where the Buildings and Inspections Department have yet to sign off a permit but which were occupied or ready for occupancy by year end as determined through a field survey carried out by Planning and Development staff in the late fall. 'Approvals' comprise projects which have been issued a Building Permit (Stage 4), those which have just applied for a permit provided they have a prior approval of a site plan by-law or a development agreement (Stage 3), and projects which have these latter approvals of Council but which have yet to apply for a permit (Stage 2). Outstanding Applications are projects which require Council approval of a rezoning or development review application, or, where these approvals are not required, a building permit.

2.1 Trends in Private Housing

Completions during 1981 were up slightly over 1980. The 1552 units completed represent 60% of the units that were under construction at the end of 1980. There was a 29% increase in the number of units under construction as of January 1, 1982. Units at the Approvals stages dropped slightly from 5355 units in 1980 to 4592 units in 1981. Outstanding applications, though, increased 32% to 5410 units, a volume not experienced since 1978. This could be attributed in part to the rush of developers wanting to enter the condominium market in the early part of 1981. The recent downturn in the condominium market will likely result in a slow progression of these projects to the construction phase.

The private sector continues to focus on the Central Area, particularly condominium developers, although the second half of 1981 saw an increase in redevelopment interest in North Toronto on the part of condominium developers. While only 58% of 1981 completions were in the Central Area, over 86% of units currently under construction are centrally located; 73% of private approvals and 72% of outstanding applications are in the Central Area. Over 85% of Central Area construction projects are located in the Central Core; these are primarily condominium projects along the Bay Street corridor north of Gerrard and along a corridor running just east of Yonge Street. One half of current Central Area approvals are in the Core and two-thirds of outstanding

TABLE 2.1

STATUS OF RESIDENTIAL DEVELOPMENT - CITY OF TORONTO (as of January 1, 1982)

Stage	Activity	PRIVATE				ASSISTED				Grand Totals	% Assisted of Grand Total
		Non-Family	Family		Total Private	Non-Family	Family		Total Assisted		
			*S.F.C.	Other			*S.F.C.	Other			
Applications Not Approved (Stages 1&3)	Construction	2,263	244	2,903	5,410	1,204	179	330	1,713	7,123	24.0
	Demolition	-88	-84	-22	-194	--	--	--	--	-194	
	Net Change	2,175	160	2,881	5,216	1,204	179	330	1,713	6,929	
Approvals (Stages 2&4)	Construction	1,495	312	2,785	4,592	1,547	51	78	1,676	6,268	26.7
	Demolition	-118	-98	-10	-226	--	--	--	--	-226	
	Net Change	1,377	214	2,775	4,366	1,547	51	78	1,676	6,042	
Under Construction (Stage 5)	Construction	796	561	1,988	3,345	846	151	318	1,315	4,660	28.2
	Demolition	-135	-116	-99	-350	--	--	--	--	-350	
	Net Change	661	445	1,889	2,995	846	151	318	1,315	4,310	
Work Completed (Stages 6&7)	Construction	303	727	522	1,552	408	115	101	624	2,176	28.7
	Demolition	-73	-252	-36	-361	-13	--	--	-13	-374	
	Net Change	230	475	486	1,191	395	115	101	611	1,802	
1980 Completions	Construction	362	457	478	1,297	1,258	245	174	1,677	2,974	56.4
	Demolition	-104	-155	-10	-269	--	--	--	--	-269	
	Net Change	258	302	468	1,028	1,258	245	174	1,677	2,705	
1979 Completions	Construction	2,266	845	1,477	4,588	1,812	375	164	2,351	6,939	33.9
	Demolition	-111	-204	-33	-348	--	--	--	--	-348	
	Net Change	2,155	641	1,444	4,240	1,812	375	164	2,351	6,591	
1978 Completions	Construction	1,038	576	384	1,998	688	139	42	869	2,867	30.3
	Demolition	-120	-151	-76	-347	--	--	--	--	-347	
	Net Change	918	425	308	1,651	688	139	42	869	2,520	
1977 Completions	Construction	415	253	290	958	326	22	21	369	1,327	27.8
	Demolition	-70	-155	--	-225	--	--	--	--	-225	
	Net Change	345	98	290	733	326	22	21	369	1,102	
1976 Completions	Construction	242	294	42	578	64	31	--	95	673	14.1
	Demolition	-19	-108	--	-127	--	--	--	--	-127	
	Net Change	223	186	42	451	64	31	--	95	546	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	6,917	4,025	7,966	18,908	6,949	1,129	898	8,976	27,884	32.2
	Demolition	-750	-1,239	-264	-2,253	-13	--	--	-13	-2,266	
	Net Change	6,167	2,786	7,702	16,655	6,936	1,129	898	8,963	25,618	

* S.F.C. - Suitable for Children (see text) Family - units with two or more bedrooms

TABLE 2.2

STATUS OF RESIDENTIAL DEVELOPMENT - CENTRAL AREA (as of January 1, 1982)

Stage	Activity	PRIVATE				ASSISTED				Grand Totals	% Assisted of Grand Total
		Non-Family	Family *S.F.C.	Family Other	Total Private	Non-Family	Family *S.F.C.	Family Other	Total Assisted		
Applications Not Approved (Stages 1&3)	Construction	1,431	133	2,347	3,911	636	34	212	882	4,793	18.4
	Demolition	-25	-42	-22	-89	--	--	--	--	-89	
	Net Change	1,406	91	2,325	3,822	636	34	212	882	4,704	
Approvals (Stages 2&4)	Construction	1,023	146	2,169	3,338	265	18	--	283	3,621	7.8
	Demolition	-21	-29	--	-50	--	--	--	--	-50	
	Net Change	1,002	117	2,169	3,288	265	18	--	283	3,571	
Under Construction (Stage 5)	Construction	698	227	1,957	2,882	716	133	318	1,167	4,049	28.8
	Demolition	-83	-40	-8	-131	--	--	--	--	-131	
	Net Change	615	187	1,949	2,751	716	133	318	1,167	3,918	
Work Completed (Stages 6&7)	Construction	231	297	374	902	178	115	95	388	1,290	30.1
	Demolition	-35	-97	-11	-143	--	--	--	--	-143	
	Net Change	196	200	363	759	178	115	95	388	1,147	
1980 Completions	Construction	302	96	386	784	641	75	133	849	1,633	52.0
	Demolition	-18	-67	--	-85	--	--	--	--	-85	
	Net Change	284	29	386	699	641	75	133	849	1,548	
1979 Completions	Construction	2,061	251	961	3,273	1,242	240	118	1,600	4,873	32.8
	Demolition	-33	-43	-15	-91	--	--	--	--	-91	
	Net Change	2,028	208	946	3,182	1,242	240	118	1,600	4,782	
1978 Completions	Construction	570	82	292	944	404	46	40	490	1,434	34.2
	Demolition	-14	-52	--	-66	--	--	--	--	-66	
	Net Change	556	30	292	878	404	46	40	490	1,368	
1977 Completions	Construction	83	69	10	162	279	22	1	302	464	65.1
	Demolition	-10	-53	--	-63	--	--	--	--	-63	
	Net Change	73	16	10	99	279	22	1	302	401	
1976 Completions	Construction	3	46	--	49	--	--	--	--	49	--
	Demolition	-11	-24	--	-35	--	--	--	--	-35	
	Net Change	-8	22	--	14	--	--	--	--	14	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	4,971	1,214	6,149	12,334	3,725	649	705	5,079	17,413	29.2
	Demolition	-225	-405	-34	-664	--	--	--	--	-664	
	Net Change	4,746	809	6,115	11,670	3,725	649	705	5,079	16,749	

* S.F.C. - Suitable for children (see text) Family - units with two or more bedrooms

applications are also located here. A breakdown of data for the Central Core appears in Appendix 2.2.

2.2 Trends in Assisted Housing

Completions during 1981 were only one-third of 1980 levels; 624 of the 1100 units that were under construction in 1980 completed work last year. There were 19% more units under construction at the end of 1981 than a year earlier. With the progression of these units to the construction stage, the shortage of new approvals has left the total number of approved projects reduced by 355 units. Outstanding applications have increased by 132 units.

The assisted sector's contribution to the overall achievement is still steady at a little under one-third. Assisted completions were 29% of total 1981 completions, and the construction stage and the approvals stage are each 28% of their respective overall figures. Outstanding applications by both recognized social housing agencies and private developers proposing to sell their projects to these agencies upon completion amount to 1,713 units, 24% of the overall total for this stage.

Social housing agencies continue to focus on the Central Area as well with 62% of 1981 completions and 89% of current construction located in this part of the City. Thirty-one percent of current assisted construction is in the Central Core; there were no assisted completions here in 1981. This situation may change in the next few years since only 17% of approved units are in the Central Area; 90% of these are in the Core. However, over one-half of the outstanding applications are centrally-located, the majority being in the Core.

2.3 Trends in Housing Suitable for Children

One result of the housing policy review undertaken in 1981 was the decision to operationalize a more strict definition of units suitable for children. By limiting criteria to only house-form structures and apartments above grade on the first to third floors which have their own non-mechanical access to grade, the total achievement is now smaller than was reported last year.

Of the 5,154 child-suited units approved and constructed to date, 36% are in the Central Area. The Official Plan targets call for half of the City-wide target of 10,000 units to be located in the Central Area. There were 842 child-suited units completed during 1981, only 7% less than the 1980 completions. There are 712 such units under construction throughout the City, 21% of which are in assisted projects. Twenty-two percent of the total achievement of units suitable for families with children are assisted.

There are only 51 assisted units suitable for children at the approval stage, but there are 179 units in projects awaiting approval. The relatively small number of child-suited units at the approval stage can be recognized as a trend throughout the past three years. This is probably due to the tendency for most

assisted projects with funding commitments to progress quickly to construction following approval.

2.4 Tracking Projects through the Development Process

The question of funding commitments from senior governments is relevant when looking at applications for Development Agreements, Rezonings or Official Plan Amendments. Some private sector proponents will include assisted units in their proposals, even though no interest has been shown by a co-operative or non-profit agency in acquiring ownership. The result is that project data can vary significantly as progress is made through the stages of the development process. This is particularly true for projects that remain in pre-construction stages for a number of years. These projects may be stuck at Stages 1 or 2 or may even float back and forth; there are a number of examples of projects where approved site-plan by-laws are superseded by new rezoning applications. This often happens when properties change hands and the new owners have different ideas about site development.

Despite the completion of 388 assisted units in the Central Area during 1981, the total cumulative achievement is 228 units less than that shown last year. This difference is attributable to some significant changes in the composition of a few large projects, and is the reason that the assisted sector trend line is shown to be curving downwards in Figure 5.

2 Bloor Street East	was 193 assisted	became 232 private
130 Carlton Street	was 257 assisted	became 165 private
877 Yonge Street	was 192 assisted	became 188 assisted
550 Ontario Street	was 146 private	became 181 assisted
176 The Esplanade	was 310 assisted	became 303 assisted

A moderate degree of change in project details (such as at 877 Yonge Street and 176 The Esplanade) as proposals progress through the development process is fairly typical, and expected, in large projects. Other major revisions to projects have become somewhat more frequent. There are many reasons for these adjustments ranging from financing site acquisition to the marketability of the final product. To date two major parcels in the Winchester Square block originally intended for market units have been developed by co-operatives.

Even if there are no adjustments to project details, projects at the approval stage are tentative much of the time. In total 29 projects have been in Stage 2 for more than one year. These projects represent 2650 private units and 1161 assisted units, almost 14% of the cumulative achievement. In recognition of this interpretive problem concerning achievements, actual completions have been tracked and plotted on Figures 2 through 5 for the reader to compare. Due to the change in definition of units suitable for children, completions have not been plotted on Figure 6.

3 Trends in Housing Prices and Rents

3.1 Prices of New and Resale Housing

The slight "boom" in housing sales and prices experienced during 1980 continued into the early part of 1981. Table 3.1 compares sales and prices of new units in Toronto for 1980 and 1981. There was a slight increase in the number of new units sold. While the average price for new freehold homes increased by about 12% to $147,851 (median price increased 9% to $112,333), the average price of a new condominium (apartment and row houses combined) went up 56% to $194,439 (the median price was 65% higher in 1981 than 1980 - $190,500).

The condominium boom continued through the first half of 1981. The predominance of "luxury" units being marketed is reflected in the distribution of sales by price; 44% of all new condominium sales in 1981 were greater than $200,000. There were fewer condominium sales in 1981 than 1980, however, due to the collapse of the luxury market in the second half of the year, brought on by high interest rates and tight mortgage funds among other reasons. (This is discussed more fully in Research Bulletin 19, available on request.)

Table 3.2 indicates that the resale market was somewhat more stable from 1980 through 1981. There was a small (4%) increase in the number of resale house sales and a 20% drop in the number of condominium resales. Average and median resale price increases over 1980 for condominiums were more moderate than for new sales. The average price increased 26% to $136,240 while the median price went up 18% to $120,714. Resale freehold housing appreciated more in 1981 over 1980 compared with market price increases for new units. Both the average and median prices for freehold houses were 22% higher in 1981.

3.2 The Condominium Market:

In the City of Toronto the volume of sales of new condominium units dropped sharply in the second half of 1981 (Figure 7). Escalating interest rates and competition with pre-construction sales contributed to this decline. The declining sales market has caused some developers to offer unsold units for rent. Except for some units sold under MURB tax shelters which are then placed directly into the rental market, rental of unsold units is likely an interim situation as owner occupancy is the preferred market.

TABLE 3.1

THE NUMBER OF NEW HOUSING UNITS SOLD DURING 1980 AND 1981 BY SALE PRICE AND HOUSING TYPE

	1980				1981			
	Residential Home	Condominiums (Condo Row & Condo Apt.)	Sales Total By Price	% of Total Sales	Residential Home	Condominiums (Condo Row & Condo Apt.)	Sales Total By Price	% of Total Sales
50,000- 59,999	94	12	106	10.6	51	1	52	5.6
60,000- 69,999	63	12	75	7.5	66	10	76	8.1
70,000- 79,999	43	25	68	6.8	40	16	56	6.0
80,000- 89,999	37	46	83	8.3	53	23	76	8.1
90,000- 99,999	33	50	83	8.3	43	18	61	6.5
100,000-109,999	22	56	78	7.8	41	8	49	5.2
110,000-119,999	18	41	59	5.9	30	10	40	4.3
120,000-129,999	30	39	69	6.9	23	9	32	3.4
130,000-139,999	37	36	73	7.3	35	10	45	4.8
140,000-149,999	36	36	72	7.2	28	5	33	3.5
150,000-159,999	14	17	31	3.1	24	16	40	4.3
160,000-169,999	14	15	29	1.9	17	13	30	3.2
170,000-179,999	12	8	20	2.0	19	12	31	3.3
180,000-189,999	8	10	18	1.8	10	15	25	2.7
190,000-199,999	8	12	20	2.0	15	20	35	3.7
200,000+	85	29	114	11.4	107	148	255	27.2
Total Sales by Type	554	444	998	100.0	602	334	936	100.0
Average Price by Type	$132,387	$124,671	$131,570		$147,851	$194,439	$164,475	
Estimated* Median Price by Type	$103,181	$115,121	$111,017		$112,333	$190,500	$135,777	

Source: Tesla File 1980, 1981

* Estimated by Planning and Development Department staff

TABLE 3.2

THE NUMBER OF RESALE HOUSING UNITS SOLD DURING 1980 AND 1981 BY SALE PRICE AND HOUSING TYPE

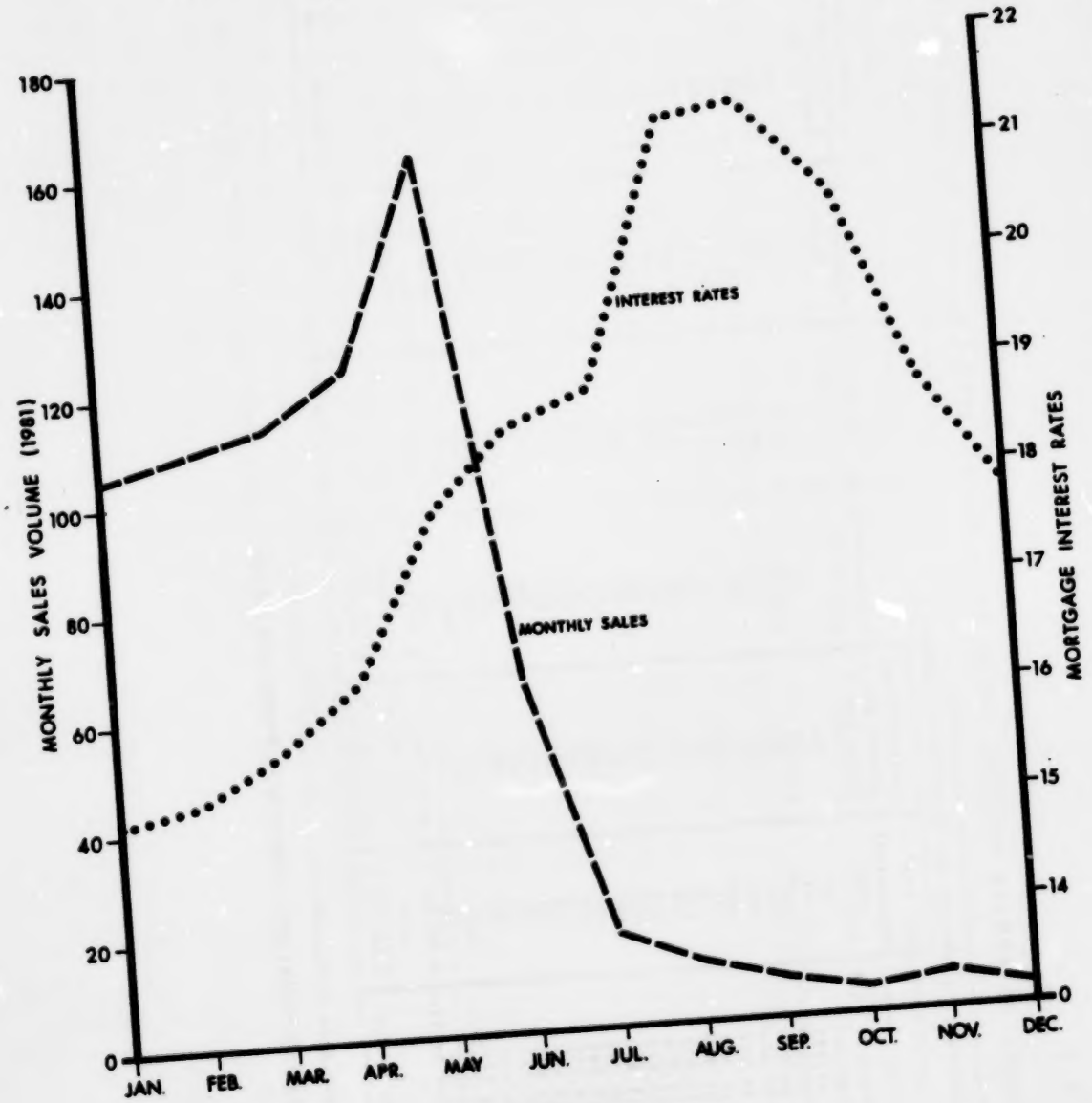
	1980				1981			
	Residential Home	Condominiums (Condo Row & Condo Apt.)	Sales Total By Price	% of Total Sales	Residential Home	Condominiums (Condo Row & Condo Apt.)	Sales Total By Price	% of Total Sales
30,000- 39,999	717	35	752	7.2	241	10	251	2.3
40,000- 49,999	1457	79	1536	14.8	709	35	744	7.0
50,000- 59,999	1622	55	1677	16.1	1191	60	1251	11.8
60,000- 69,999	1184	44	1228	11.8	1318	41	1359	12.8
70,000- 79,999	890	50	940	9.0	1185	60	1245	11.7
80,000- 89,999	720	47	767	7.4	975	26	1001	9.4
90,000- 99,999	516	55	571	5.5	678	19	697	6.5
100,000-109,999	343	52	395	3.8	448	26	474	4.4
110,000-119,999	352	49	401	3.8	464	22	486	4.6
120,000-129,999	299	56	355	3.4	452	42	494	4.6
130,000-139,999	248	46	294	2.8	362	38	400	3.8
140,000-149,999	171	52	223	2.1	256	22	278	2.6
150,000-159,999	169	28	197	1.9	215	20	235	2.2
160,000-169,999	146	16	162	1.6	201	16	217	2.0
170,000-179,999	112	8	120	1.1	168	21	189	1.8
180,000-189,999	82	16	98	.9	133	21	154	1.4
190,000-199,999	56	15	71	.7	78	10	88	1.0
200,000+	567	49	616	5.9	963	114	1077	10.1
Total Sales by Type	9651	752	10403	100.0	10037	603	10640	100.0
Average Price by Type	$ 90,767	$108,104	$ 92,020		$110,633	$136,240	$112,084	
Estimated* Median Price by Type	$ 68,698	$102,115	$ 70,096		$ 83,846	$120,714	$ 84,695	

Source: Teela File 1980, 1981

* Estimated by Planning and Development Department staff

FIGURE 7

1981 NEW CONDOMINIUM SALES - CITY OF TORONTO



SOURCE: TORONTO HOMEBUILDERS ASSOCIATION AND CMHC.

Results of the provincial Assessment enumeration in September 1980 indicates that non-luxury condominium units across the City were 84% owner-occupied and 16% tenant-occupied. Luxury type units, selling for over $100,000, were 77% owner-occupied and 23% tenant-occupied.

Asking rents for condominium units have been significantly higher on average than for regular private rental units. This is due in part to the higher quality, larger size of unit, location and luxury features offered in condominium developments. However, there is some resistance in the market at the high end of rents. As a result some condominium asking rents have not increased over the past year or, in some instances, have actually dropped.

Private consultants surveyed 11 condominium projects in Metro (8 in the City) during 1980, where units were offered for rent. The survey shows that rents for one-bedroom units ranged between $700-$1,300 per month, two-bedroom units ranged between $730-$1,975 per month and three-bedroom units were renting between $950-$3,500 per month (see City of Toronto Housing Department Annual Survey, December 1981).

During December 1981 staff of the City of Toronto Planning and Development Research Section conducted a small survey of two-bedroom condominium units offered for rent. This survey indicated that luxury-type units in the Downtown area were renting between $1,200-$1,500 per month and in the north end of the City were renting between $1,000-$1,900 per month. Non-luxury condominium units in the Downtown rented between $800-$968 per month while in the rest of the City they ranged between $600-$950 per month.

3.3 New Apartment Rentals

Virtually no new private rental units were being marketed in the City of Toronto in 1981 (Table 3.3). Production was limited to 41 units, a 94% drop over 1980. This poor performance will likely continue through 1982 as few, if any, privately funded rental projects are expected to come onstream. Table 3.4 shows the number of new private units coming onto the market and rental rates for 1976 to 1981. Though production was extremely low in 1981, the emphasis still seems to be towards family size units; 56% of the units offered were two-bedroom or larger, compared to 46% in 1980.

Many private units offered in 1981 were built either over or around retail/commercial projects. Rents for the eight one-bedroom units offered in the Core Area ranged between $1,000 to $1,500 for an average of $1,250 per month. By comparison, one-bedroom units outside the Core Area were $475 on average per month. Two-bedroom units outside the Core Area ranged from $475 to $550 per month for an average of $507, which is lower than the average rent for a non-controlled unit of this type.

Table 3.5 compares private market rents with the rents for new non-profit units constructed by Cityhome and various Co-

Table 3.3:

New Rental Units* Entering the Market in 1976, 1977, 1978, 1979, 1980 and 1981 by Monthly Rent and Unit Type

Unit Type	Monthly Rent ($)																										
Number of Bedrooms	Less Than 150	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500-549	550-599	600-649	650-699	700-749	750-799	800-849	850-899	900-999	1000-1099	1100-1199	1200-1299	1300-1299	1400-1499	1500-1599	1600-1699	1700 1799	1800+	Total Units
1976 Bachelor	5	452	348	342	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,147
One	-	2	67	233	-	48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	350
Two	-	-	1	105	44	44	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	226
Three	-	-	-	-	3	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4
Four +	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--
TOTAL	5	454	416	680	47	93	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,727
1977 Bachelor	6	26	277	97	-	62	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	468
One	-	-	16	119	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	151
Two	-	-	-	25	249	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	278
Three	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10
Four +	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--
TOTAL	6	26	293	241	265	66	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	907
1978 Bachelor	-	-	57	81	143	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	281
One	-	-	-	45	142	521	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	708
Two	-	-	-	2	23	42	-	-	101	-	-	-	-	-	-	-	-	-	-	7	-	-	-	-	-	-	175
Three	-	-	-	-	1	9	-	54	5	-	-	30	-	-	-	-	-	-	-	-	-	-	6	-	-	-	106
Four +	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	12	-	18	-	-	-	-	-	2	-	33
Total	-	-	57	128	310	573	-	54	106	-	-	30	-	-	-	-	12	-	18	7	-	-	6	-	2	-	1,303
1979 Bachelor	-	-	15	338	246	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	623
One	-	-	-	-	123	452	-	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	645
Two	-	-	-	-	12	71	126	95	79	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	433
Three	-	-	-	-	-	-	103	25	-	-	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	139
Four +	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--
TOTAL	-	-	15	338	381	547	229	190	79	50	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,840
1980 Bachelor	-	-	-	98	48	2	1	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	159
One	-	-	-	-	-	103	9	60	-	-	-	42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	215
Two	-	-	-	-	12	-	1	69	55	-	3	-	-	-	-	11	56	-	-	-	-	-	-	-	-	-	231
Three	-	-	-	-	-	-	3	-	-	-	-	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	94
Four +	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	5
TOTAL	-	-	-	98	60	105	14	139	55	-	3	74	-	-	-	21	56	-	-	5	-	-	-	-	-	-	694
1981 Bachelor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
One	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	8	-	-	-	-	-	-	18
Two	-	-	-	-	-	-	-	5	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11
Three	-	-	-	-	-	-	-	-	2	1	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11
Four +	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
TOTAL	-	-	-	-	-	-	-	15	4	5	8	1	-	-	-	-	-	-	-	8	-	-	-	-	-	-	41

SOURCE: Field surveys conducted by the Research Section of the City of Toronto Planning and Development Department, December 1976, 1977, 1978, 1979, 1980 and 1981.

* Note: Condominium rentals are excluded

TABLE 3.4:

Monthly Rents for New Dwelling Units Entering the Private Market in 1976, 1977, 1978, 1979, 1980 and 1981

Dwelling Unit Type	# of Private Market Dwelling Units in Survey	% of Total New Unit	Range of Monthly Rents	Average Monthly Rent
1976				
Bachelor	1,147	66.4	$ 120- 274	$212
One-Bedroom	350	20.3	$ 185- 356	$276
Two-Bedroom	226	13.1	$ 235- 422	$318
Three-Bedroom	4	0.2	$ 325- 350	$331
Four+ Bedrooms	-	-	-	-
TOTAL	1,727	100.0		
1977				
Bachelor	468	51.6	$ 120- 350	$244
One-Bedroom	151	16.6	$ 200- 320	$263
Two-Bedroom	278	30.7	$ 260- 360	$333
Three-Bedroom	10	1.1	$ 425	$425
Four+ Bedrooms	-	-	-	-
TOTAL	907	100.0		
1978				
Bachelor	281	21.6	$ 200- 300	$282
One-Bedroom	708	54.3	$ 250- 375	$356
Two-Bedroom	175	13.4	$ 280-1,200	$472
Three-Bedroom	106	8.2	$ 325-1,550	$575
Four+ Bedrooms	33	2.5	$ 350-1,800	$1,047
TOTAL	1,303	100.0		
1979				
Bachelor	623	33.9	$ 225- 366	$300
One-Bedroom	645	35.1	$ 310- 499	$382
Two-Bedroom	365	19.8	$ 325- 597	$462
Three-Bedroom	207	11.2	$ 430- 600	$444
Four+ Bedrooms	-	-	-	-
TOTAL	1,840	100.0		
1980				
Bachelor	159	22.9	$ 292- 450	$307
One-Bedroom	215	31.0	$ 350-1,000	$469
Two-Bedroom	221	31.8	$ 325-3,050	$673
Three-Bedroom	94	13.6	$ 425-1,099	$925
Four+ Bedrooms	5	.7	$1,200	$1,200
TOTAL	694	100.0		
1981				
Bachelor	-	-	-	-
One-Bedroom	18	44.0	$ 475-1,250	$819
Two-Bedroom	11	27.0	$ 475- 550	$507
Three-Bedroom	11	27.0	$ [illegible]25- 600	$582
Four+ Bedrooms	1	2.0	$ 6[illegible]5	$675
TOTAL	41	100.0		

Source: City of Toronto Planning and Development Department Surveys 1976, 1977, 1978, 1979, 1980 and 1981.

TABLE 3.5:

Average Monthly Rents of New Assisted Non-Profit, Co-operatives and Private Dwelling Units Entering the Rental Market, City of Toronto, 1981

Unit Type	Assisted City Non-Profit -1		
	Number of Units in Survey	Range of Monthly Rents ($)	Average Monthly Rent($)
Bachelor	-	-	-
1-Bedroom	6	N/A	330
2-Bedroom	9	410-460	443
3-Bedroom	4	N/A	540
4+ Bedrooms	-	-	-
TOTAL	19		

	Co-operative - 2			
	Number of Units in Survey	Range of Monthly Rents ($)	Average Monthly Rent ($)	Difference 1 & 2 ($)
Bachelor	-	-	-	-
1-Bedroom	104	292-369	337	+ 7
2-Bedroom	87	360-450	408	-35
3-Bedroom	80	420-530	481	-59
4+ Bedrooms	12	N/A	540	N/A
TOTAL	283			

	Private - 3				
	Number of Units in Survey	Range of Monthly Rents ($)	Average Monthly Rent($)	Difference 1 & 3 ($)	2 & 3 ($)
Bachelor	-	-	-	-	-
1-Bedroom	18	475-1,250	819	+489	+482
2-Bedroom	11	475- 550	507	+ 64	+ 99
3-Bedroom	11	525- 600	582	+ 42	+101
4+ Bedrooms	1	N/A	675	N/A	+135
TOTAL	41				

Sources: City of Toronto Housing Department; and City of Toronto Planning and Development Department Survey, December 19

operatives; rents for rehabilitated Cityhome and Co-operative units have not been surveyed. Non-profit seniors housing managed by the Metropolitan Toronto Housing Company has also been omitted from the tabulations. Rents charged by Cityhome and Co-operatives for tenants not eligible for income-based rent subsidies continue to be lower than rents in private market buildings. Except for one-bedroom units, Co-operative units continue to rent for less than Cityhome units. Appendix 3.4 lists new publicly funded housing projects which became available for occupancy in 1981. The location, developer, type and size of unit rents and proportion of units receiving rent suppplements are included.

3.4 Vacancy Rates and Rent Increases in Existing Buildings

According to the CMHC Rental Apartment Vacancy Survey conducted in April 1982, the City's vacancy rate, averaged over all unit types, is 0.5%; it had been 0.4% since October of 1980. Metro-wide the vacancy rate is still 0.3%, while the CMA (region) has a vacancy rate of 0.4%. The vacancy rate in the City ranges from 0.2% in North Toronto to 0.9% downtown. The latter is a consequence of the 10.3% vacancy rate found in central city apartments completed between October 1980 and September 1981. These are likely vacant condominium units in projects where the whole building is offered for rent (the only condominium buildings included in the survey).

The semi-annual apartment survey collects rents for a sample of private rental units. Table 3.6 shows the sample size, average rent and percentage changes by unit type for the city, Metro and the region (Census Metropolitan Area, CMA). Rent increases over the past 6 months (expressed as an annual rate) and the past 12 months are shown.

Table 3.7 distinguishes between units in CMHC's survey sample subject to rent controls and non-controlled units. This is an interesting addition to previously available survey data, since the rental market is segmented. A dual market is created by the rent control legislation since only pre 1976 buildings renting under $750/month are covered. Average rents for non-controlled units are naturally higher than for controlled units. The range is very wide, from 5% higher for east-end bachelor units to 83% for North Toronto one-bedroom units. Averaged across the City the greatest differential is in two-bedroom apartments where the non-controlled stock is 50% more expensive than the controlled stock.

Tenants in non-controlled units experienced rent increases over the past year which were significantly higher than those imposed on tenants in controlled units; the premium ranged from 4.6% higher for Central Area bachelor units to 41.8% higher for two-bedroom units in North Toronto. The very large rent increases in the uncontrolled rental stock is a consequence of very low vacancy rates in the controlled stock. The dual market is clearly illustrated in Table 3.7. Vacancy rates have been so low for some time now that landlords of non-controlled units can charge what the market will bear up to a threshold level. CMHC has identified this beginning of general market resistance setting in at rent

TABLE 3.6

AVERAGE RENTS AND PERCENTAGE CHANGES BY AREA AND BEDROOM TYPE

Bedroom Type	Area	Sample Size	Average Rent	% Change		Vacancy Rates	
				6 mos.	12 mos.	Oct./81	Apr./82
Bachelor	Central	5,006	303	7.4	7.9	0.4	0.7
	East	469	251	2.9	8.7	1.0	1.2
	North	3,300	277	1.0	7.5	0.3	0.5
	West	2,472	276	6.4	8.7	0.9	1.2
	City	11,247	288	4.9	8.1	0.5	0.8
	Metro	14,893	285	5.5	8.8	0.4	0.7
	C.M.A.	15,810	283	5.5	8.8	0.4	0.7
One-Bedroom	Central	11,562	387	8.0	11.3	0.3	0.5
	East	1,756	312	6.5	8.1	0.6	0.5
	North	8,812	347	2.8	5.5	0.2	0.1
	West	6,313	332	7.5	13.0	0.3	0.3
	City	28,443	358	5.7	9.2	0.3	0.3
	Metro	73,586	341	5.6	10.0	0.2	0.2
	C.M.A.	85,695	339	5.7	10.1	0.2	0.2
Two-Bedroom	Central	4,654	513	22.7	28.3	1.1	1.3
	East	677	354	2.8	7.0	1.7	0.0
	North	4,427	452	11.4	15.2	0.2	0.1
	West	2,576	401	4.9	12.0	1.1	0.1
	City	12,334	459	11.9	17.0	0.8	0.4
	Metro	66,848	406	6.7	11.8	0.3	0.3
	C.M.A.	84,333	403	6.5	11.7	0.3	0.4
Three-Bedroom*	Central	548	677	45.4	45.4	0.7	5.4
	East	33	435	7.9	6.3	10.0	0.0
	North	607	594	27.8	29.4	0.5	0.8
	West	188	533	10.9	18.2	0.0	1.1
	City	1,376	615	28.9	31.0	0.6	2.2
	Metro	16,028	485	8.1	12.6	0.5	0.9
	C.M.A.	19,644	479	7.9	12.4	0.5	0.8

* Vacancy rate is for units with three or more bedrooms

Source: Rental Apartment Vacancy Survey, CMHC, October 1981, April 1982

Note: CMHC data illustrate range of rents charged for a sample of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

levels of $700-$900 in suburban areas and $1,000-$1,500 in the City. This reluctance to lease expensive units has resulted in higher-than-average vacancy rates in buildings completed between October 1980 and September 1981. CMHC data indicate a CMA vacancy rate of 6.1% for these new buildings, compared with 0.4% for all buildings. Vacancy rates in these newer buildings are 7.1% in Metro and 10.3% in the City.

This shows that even with a critical shortage of affordable rental housing throughout the region, new units are not being absorbed into the market. This is evidenced further by the observation of more recent completions (since last September) where the vacancy rate in April was 33.2% for the CMA. These units will become part of the survey sample in October and, if the performance of the market continues in the same vein, may contribute further to the slight upward trend in the overall vacancy rate.

> "This may be an early indication that further large increases in rents for new buildings may be difficult to achieve." (Rental Apartment Vacancy Survey - April 1982, p. 4).

Overall, rent increases have been quite comparable with increases throughout Metro and the CMA for bachelors and one-bedroom units. The annual increases are between 8% and 9% for bachelors, and 9-10% for one-bedroom units. A disturbing aspect of the rent survey data in Table 3.7 pertains to the rent increases for family-size apartments. Rent increases for these units have been much higher in the City than elsewhere. While two-bedroom units went up 11.8% and 11.7% at the Metro and CMA level, the 12-month increase was 17% in the City. Three-bedroom units have experienced a 31% increase in the City while only going up 12.6% throughout Metro and 12.4% throughout the region.

Not only are the increases in rents for such units over the period April 1981 to April 1982 very large in non-controlled buildings (32.1% for two-bedroom and 45% for three-bedroom) but units subject to rent review have experienced increases significantly higher than the rent review guideline of 6%. For example, two-bedroom controlled units in the City saw rents increase by 14% and the rents for three-bedroom controlled units went up an average of 26% in the City. These high rents and large annual increases pose an affordability problem for City families; combined with prices and mortgage rates putting ownership housing out of reach for many families, this may generate increased demand for assisted housing.

TABLE 3.7

RENT INCREASES IN CONTROLLED AND NON-CONTROLLED APARTMENTS*

Bedroom Type	Area	Rent-Contolled			Non-Controlled			Average Total		
		Ave. Rent	% Change 6 mo.	% Change 12 mo.	Ave. Rent	% Change 6 mo.	% Change 12 mo.	Ave. Rent	% Change 6 mo.	% Change 12 mo.
Bachelor	Central	294	4.7	5.4	377	9.7	10.0	335	7.4	7.9
	East	239	3.3	10.0	250	-	-0.5	240	2.9	8.7
	North	270	1.0	7.5	-	-	-	270	1.0	7.5
	West	248	2.9	5.6	363	13.8	15.1	279	6.4	8.7
	City	266	2.5	6.6	369	10.9	11.6	291	4.9	8.1
	Metro	268	4.1	8.0	367	10.7	11.4	285	5.5	8.8
	C.M.A.	266	4.2	8.2	365	10.5	11.2	282	5.5	8.8
One Bedroom	Central	366	3.3	8.9	500	12.7	13.6	425	8.0	11.3
	East	300	6.5	8.1	-	-	-	300	6.5	8.1
	North	341	2.8	5.5	625	22.0	22.5	342	2.8	5.5
	West	314	7.7	10.5	471	7.0	26.4	334	7.5	13.0
	City	335	4.4	7.5	494	11.4	16.2	358	5.7	9.2
	Metro	326	5.0	9.3	462	11.6	15.7	336	5.6	10.0
	C.M.A.	324	5.1	9.5	450	10.4	15.8	334	5.7	10.1
Two Bedroom	Central	513	8.3	21.3	656	33.6	33.0	593	22.7	28.3
	East	329	2.8	7.0	-	-	-	329	2.8	7.0
	North	459	11.3	15.1	800	56.9	56.9	460	11.4	15.2
	West	381	4.1	11.1	582	14.1	23.5	392	4.9	12.0
	City	433	8.6	14.3	648	31.5	32.1	459	11.9	17.0
	Metro	385	5.9	11.0	520	13.5	19.8	396	6.7	11.8
	C.M.A.	381	5.8	10.8	490	10.7	17.8	393	6.5	11.7
Three Bedroom	Central	-	-	-	742	45.4	45.4	742	45.4	45.4
	East	382	7.9	6.3	-	-	-	382	7.9	6.3
	North	594	27.8	29.4	-	-	-	594	27.8	29.4
	West	505	8.8	16.7	675	32.4	32.4	519	10.9	18.2
	City	570	23.8	26.5	738	44.7	44.7	608	28.9	31.0
	Metro	454	7.1	10.8	556	11.7	18.9	474	8.1	12.6
	C.M.A.	450	7.0	10.5	543	10.6	18.4	470	7.9	12.4

* Average Rents and Rent Percentage changes by area

Source: CMHC Survey Results, April 1982

Appendices

APPENDIX 1.1

OFFICIAL PLAN POLICY STATEMENTS ON HOUSING TARGETS

With respect to the City as a whole, the Plan states in Section 2A.2(a):

> "Council's long-term housing target is to provide for the production of 40,000 new dwelling units by the end of the year 1985 within the City, of which 50 percent should be units suitable for low-to-moderate income households and further that (i) 25 percent of the target of 40,000 dwelling units and (ii) 25 percent of the low-to-moderate income component of that target should be housing suitable for families with children."

With respect to the Central Area of the City, the Plan states in Section 1A.19(a):

> "It is the policy of Council to set as its targets for the Central Area by the end of the year 1985, the production of 30,000 new dwelling units of which about one-half should be units suitable for low-to-moderate income households and of which about one-sixth should be housing suitable for families with children."

With respect to the Central Core, the Plan states in Section 1A.20(d):

> "It is the policy of Council that new housing in the Central Area should generally be located so that a substantial amount of new housing is developed in new residential and mixed commercial-residential areas of the Central Core."

With respect to annual targets, the Plan states in Section 2A.3(a):

> "Council, from time to time will prepare and adopt housing policy statements. Such statements will establish a program of short-term housing production targets and allocations and shall include annual targets for the production of private market and assisted housing."

With respect to monitoring, the Plan states in Section 2A.5:

> "Council will monitor both privately produced and assisted housing within the City, in order to evaluate whether its housing goals and targets are being met."

APPENDIX 1.2

DEFINITIONS

(Listed under the Section of the report where they first appear)

SECTION 1.1

Official Plan Definitions of Housing Types

With respect to definitions of various types of housing, the Plan states in Section 10.1:

"(j) Housing suitable for families with children means grade-related dwelling units containing two or more bedrooms, having at least one direct, non-mechanical means of access to grade.

(k) Assisted housing means housing sponsored or financially supported under a government program intended to meet the housing needs of primarily low to moderate income households.

(l) Low to moderate income means the levels of total household income by household size below that of the median City total household income by household size."

SECTION 1.2

Operational Definitions of Housing Types

The column headings of Appendix 1.3 define various types of housing as follows:

- Non-family units means bachelor and one-bedroom apartments;
- Family Units means dwelling units with two or more bedrooms;
- Yes means family units which meet the definition of housing suitable for families with children;
- No means family units four or more storeys above grade (which therefore do not meet the definition of housing suitable for families with children);and
- ? means family units for which information on the location above grade is not yet available. The majority are unlikely to meet the definition of housing suitable for families with children.

SECTION 2

Definition of Stages in the Development Monitoring Process - See Appendix 2.1

SECTION 3.1

New Units means units completed according to plan, sold or first offered for rent during the year under consideration.

Residential Homes means detached, semi-detached and row houses not sold as condominiums.

Appendix 1.3

PROPOSED DEVELOPMENTS BY
STAGE AND POLICY DISTRICT
AS OF JANUARY 1, 1982

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS			GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES NO	TOTAL	
STAGE 1									
1	40 ASQUITH AV					132	60	192	192
2	121 AVENUE RD	5		11	15				15
3	855 BAY ST	119		104	223				223
4	1025 BAY ST	78		104	182				182
5	1085 BAY ST	165		-22	143				143
6	1132 BAY ST			25	25				25
7	1331 BAY ST			27	27				27
8	26 BERRYMAN ST		1		1				1
9	28 BERRYMAN ST		1		1				1
10	30 BERRYMAN ST		1		1				1
11	36 BERRYMAN ST		1		1				1
12	38 BERRYMAN ST		1		1				1
13	40 BERRYMAN ST		1		1				1
14	130 CARLTON ST	75		80	155				155
15	33 CENTRE AV	41		59	100				100
16	80 CHESTNUT ST	41		59	100				100
17	80 CHURCH ST			2	2				2
18	197 CHURCH ST		-1		-1				-1
19	530 CHURCH ST			12	12				12
20	539 CHURCH ST		13		13				13
21	557 CHURCH ST	3		1	4				4
22	28 DAVENPORT RD	14		49	83				83
23	217 DAVENPORT RD	4		51	55				55
24	180 DUNDAS ST W		1		1				1
25	285 DUNDAS ST W		-1		-1				-1
26	23 DUNDONALD ST		1		1				1
27	23 A DUNDONALD ST		1		1				1
28	25 DUNDONALD ST		1		1				1
29	25 A DUNDONALD ST		1		1				1
30	27 DUNDONALD ST		1		1				1
31	27 A DUNDONALD ST		1		1				1
32	29 DUNDONALD ST		1		1				1
33	29 A DUNDONALD ST		1		1				1
34	175 ELM ST			87	87				87
35	78 GERRARD ST E		-2		-2				-2
36	80 GERRARD ST E		-1		-1				-1
37	83 GRENVILLE ST		-1		-1				-1
38	58 HAZELTON AV		2		2				2
39	114 HAZELTON AV		1		1				1
40	114 A HAZELTON AV		1		1				1
41	118 HAZELTON AV		1		1				1
42	70 HOMEWOOD AV	15		273	288				288
43	7 INKERMAN ST		-1		-1				-1
44	9 INKERMAN ST		-1		-1				-1
45	32 IRWIN AV		-8		-8				-8
46	32 IRWIN AV			150	150				150
47	17 ISABELLA ST		-2		-2				-2
48	176 JARVIS ST	57			57				57
49	188 JARVIS ST	20			20				20
50	404 JARVIS ST		-1		-1				-1
51	520 JARVIS ST	188			188				188
52	7- KING ST E	18		36	54				54

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 1										
53	82 LOMBARD ST			13	13					13
54	1 MC ALPINE ST		-1		-1					-1
55	3 MC ALPINE ST		-1		-1					-1
56	99 MC GILL ST		7		7					7
57	155 MUTUAL ST	30		124	154					154
58	23 RICHMOND ST E					303			303	303
59	25 RICHMOND ST E	235		70	305					305
60	21 SCOLLARD ST	3		32	35					35
61	80 SCOLLARD ST	1			1					1
62	18 ST JOSEPH ST		1		1					1
63	80 ST NICHOLAS ST	-18			-18					-18
64	75 THE ESPLANADE	52		48	100					100
65	444 YONGE ST					113		62	175	175
66	502 A YONGE ST		-1		-1					-1
TOTALS STAGE 1 :	CONSTRUCTION	1144	41	1387	2582	548		80 62	870	3252
	DEMOLITION	-18	-20	-22	-58					-58
	NET CHANGE	1126	21	1375	2524	548		80 62	870	3194
STAGE 2										
67	580 BAY ST	30		17	47					47
68	2 BLOOR ST E	232			232					232
69	400 BLOOR ST E	36		33	69					69
70	172 CARLTON ST			10	10					10
71	380 CHURCH ST	8		44	52					52
72	34 EARL ST	1	6		7					7
73	71 FRONT ST E			53	53					53
74	188 JARVIS ST	18			18					18
75	304 JARVIS ST	33		56	89					89
76	101 KING ST E	36		38	76					76
77	21 MAITLAND ST	30		61	91					91
78	30 MUTUAL ST			250	250					250
79	83 MUTUAL ST	43			43					43
80	112 SCOLLARD ST	1			1					1
81	76 SHUTER ST			188	188					188
82	1 ST THOMAS ST	15		8	23					23
83	7 SULTAN ST		-1		-1					-1
84	20 TRINITY SQ	57		28	85					85
85	171 YONGE ST	178		22	200					200
86	800 YONGE ST			50	50					50
87	942 YONGE ST					284			284	284
TOTALS STAGE 2 :	CONSTRUCTION	718	5	849	1573	284			284	1857
	DEMOLITION		-1		-1					-1
	NET CHANGE	718	5	849	1572	284			284	1828
STAGE 3										
88	770 BAY ST			105	105					105
89	48 BERRYMAN ST		1		1					1
90	48 BERRYMAN ST		1		1					1
91	118 CARLTON ST		-6		-6					-6
92	88 MC GILL ST		1		1					1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS		PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	
TOTALS STAGE 3 :		CONSTRUCTION		3	106	109					109
		DEMOLITION		-6		-6					-6
		NET CHANGE		-3	106	103					103
STAGE 4											
93	1132	BAY ST			25	25					25
94	27	BELLAIR ST	2			2					2
95	550	CHURCH ST	-1			-1					-1
96	181	DUNDAS ST W	-1			-1					-1
97	183	DUNDAS ST W	-1			-1					-1
98	185	DUNDAS ST W	-1			-1					-1
99	187	DUNDAS ST W	-1			-1					-1
100	189	DUNDAS ST W	-1			-1					-1
101	99	GLOUCESTER ST	1	1		2					2
102	24	GROSVENOR ST		-1		-1					-1
103	114	HAZELTON AV		-1		-1					-1
104	116	HAZELTON AV		-1		-1					-1
105	152	JARVIS ST	1		48	49					49
106	441	JARVIS ST	-14			-14					-14
107	48	MC GILL ST		1		1					1
108	48	MC GILL ST		1		1					1
109	112	SCOLLARD ST		-1		-1					-1
TOTALS STAGE 4 :		CONSTRUCTION	4	3	73	80					80
		DEMOLITION	-20	-4		-24					-24
		NET CHANGE	-16	-1	73	56					56
STAGE 5											
110	20	BERRYMAN ST		1		1					1
111	22	BERRYMAN ST		1		1					1
112	24	BERRYMAN ST		1		1					1
113	278	BLOOR ST E	23		157	180					180
114	380	BLOOR ST E	25		137	162					162
115	150	BLOOR ST W	76		66	142					142
116	46	CARLTON ST	34	22	266	322					322
117	76	CARLTON ST		10	120	130					130
118	71	CHARLES ST E			100	100					100
119	35	CHURCH ST	176		131	306					306
120	186	CHURCH ST	1	1		2					2
121	580	CHURCH ST		-1		-1					-1
122	582	CHURCH ST		-1		-1					-1
123	588	CHURCH ST					7	5		12	12
124	184	CUMBERLAND ST	18		14	32					32
125	32	EARL ST	1			1					1
126	77	ELM ST	86		33	119					119
127	103	GLOUCESTER ST	1	1		2					2
128	71	GRANBY ST		1		1					1
129	73	GRANBY ST		1		1					1
130	75	GRANBY ST		1		1					1
131	40	HAZELTON AV	-1		-6	-6					-6
132	108	HAZELTON AV		1		1					1
133	112	HAZELTON AV		1		1					1
134	174	JARVIS ST		-1		-1					-1
135	180	JARVIS ST									0

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 5												
136	182 JARVIS ST	-36				-36						-36
137	258 JARVIS ST			54		54						54
138	55 MAITLAND PL	39		248		287						287
139	101 MC GILL ST		7			7						7
140	53 MUTUAL ST	3	-1			2						2
141	77 MUTUAL ST	-3				-3						-3
142	169 MUTUAL ST	1				1						1
143	191 MUTUAL ST	1				1						1
144	193 MUTUAL ST	1				1						1
145	207 QUEENS QUAY W	16		56		72						72
146	280 SIMCOE ST	31		106		137						137
147	14 ST JOSEPH ST		1			1						1
148	22 ST JOSEPH ST		1			1						1
149	55 ST NICHOLAS ST	-6				-6						-6
150	195 ST PATRICK ST	21		67		88						88
151	211 ST PATRICK ST	12		105		117						117
152	11 ST THOMAS ST		1			1						1
153	55 THE ESPLANADE						80		78		158	158
154	55 WELLESLEY ST E			41		41						41
155	26 WELLINGTON ST E	40		81		121						121
156	877 YONGE ST						188				188	188
157	17 YORKVILLE AV	1	1			2						2
TOTALS STAGE 5 :	CONSTRUCTION	814	53	1774		2641	288	5	78		388	2807
	DEMOLITION	-48	-4	-5		-58						-58
	NET CHANGE	588	49	1789		2388	288	5	78		388	2752
STAGE 6												
158	77 CHURCH ST	85	8	3		76						76
159	26 DUNDONALD ST		1			1						1
160	26 A DUNDONALD ST		1			1						1
161	28 DUNDONALD ST		1			1						1
162	28 A DUNDONALD ST		1			1						1
163	30 DUNDONALD ST		1			1						1
164	30 A DUNDONALD ST		1			1						1
165	32 DUNDONALD ST		1			1						1
166	32 A DUNDONALD ST		1			1						1
167	34 DUNDONALD ST		1			1						1
168	62 GERRARD ST E	47		10		57						57
169	49 GRANBY ST		1			1						1
170	49 A GRANBY ST		1			1						1
171	51 GRANBY ST		1			1						1
172	51 A GRANBY ST		1			1						1
173	53 GRANBY ST		1			1						1
174	53 A GRANBY ST		1			1						1
175	55 GRANBY ST		1			1						1
176	55 A GRANBY ST		1			1						1
177	57 GRANBY ST		1			1						1
178	57 A GRANBY ST		1			1						1
179	59 GRANBY ST		1			1						1
180	23 IRWIN AV		1			1						1
181	25 IRWIN AV		1			1						1
182	27 IRWIN AV		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS		PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 6											
183	29 IRWIN AV			1		1					1
184	15 MC MURRICH ST		3		100	103					103
185	70 YORKVILLE AV		8			8					8
TOTALS STAGE 6 :		CONSTRUCTION	123	32	113	288					288
		DEMOLITION									
		NET CHANGE	123	32	113	288					288
STAGE 7											
186	1186 BAY ST		21		82	103					103
187	20 BERRYMAN ST			-1		-1					-1
188	22 BERRYMAN ST			-1		-1					-1
189	30 CHURCH ST				82	82					82
190	597 CHURCH ST			-1		-1					-1
191	599 CHURCH ST			-1		-1					-1
192	601 CHURCH ST			-1		-1					-1
193	603 CHURCH ST		-1			-1					-1
194	12 CUMBERLAND ST			1		1					1
195	30 EARL ST			-1		-1					-1
196	32 EARL ST			-2		-2					-2
197	89 GLOUCESTER ST			1		1					1
198	89 A GLOUCESTER ST			1		1					1
199	91 GLOUCESTER ST			1		1					1
200	103 GLOUCESTER ST		-1			-1					-1
201	87 GRANBY ST			2		2					2
202	108 HAZELTON AV		-1			-1					-1
203	112 HAZELTON AV			-2		-2					-2
204	27 IRWIN AV				-11	-11					-11
205	340 JARVIS ST			-1		-1					-1
206	15 WEBSTER AV			1		1					1
207	17 WEBSTER AV			1		1					1
208	19 WEBSTER AV			1		1					1
209	21 WEBSTER AV			1		1					1
210	63 WELLESLEY ST E			-2		-2					-2
211	62 WELLESLEY ST W		17		85	102					102
212	105 YORKVILLE AV		-4			-4					-4
213	107 YORKVILLE AV		-4			-4					-4
TOTALS STAGE 7 :		CONSTRUCTION	38	10	219	287					287
		DEMOLITION	-11	-13	-11	-35					-35
		NET CHANGE	27	-3	208	232					232
CENTRAL CORE TOTAL ALL STAGES:		CONSTRUCTION	2841	148	4331	7320	1087	5	138	82	1290	8610
		DEMOLITION	-93	-48	-36	-179						-179
		NET CHANGE	2548	100	4493	7141	1087	5	138	82	1290	8431

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 1												
214	511 ADELAIDE ST W	-2				-2						-2
215	187 AUGUSTA AV		1			1						1
216	246 AUGUSTA AV		7			7						7
217	78 AVENUE RD		-1			-1						-1
218	80 AVENUE RD		-2			-2						-2
219	88 BEDFORD RD		2			2						2
220	56 BERNARD AV		1			1						1
221	202 BEVERLEY ST		1			1						1
222	232 BLOOR ST W			89		89						89
223	8 BULWER ST		1			1						1
224	10 BULWER ST		1			1						1
225	12 BULWER ST		1			1						1
226	14 BULWER ST		1			1						1
227	16 BULWER ST		1			1						1
228	18 BULWER ST		1			1						1
229	20 BULWER ST		1			1						1
230	22 BULWER ST		1			1						1
231	24 BULWER ST		1			1						1
232	26 BULWER ST		1			1						1
233	233 COLLEGE ST	10				10						10
234	338 COLLEGE ST		8			8						8
235	184 DAVENPORT RD		-1			-1						-1
236	362 DAVENPORT RD	-4	1			-3						-3
237	325 DUFFERIN ST	2		173		175						175
238	330 DUNDAS ST W		1			1						1
239	648 DUNDAS ST W		-1			-1						-1
240	27 ELGIN AV		2			2						2
241	43 ELGIN AV		1			1						1
242	320 GEORGE ST	50		31		81						81
243	378 GEORGE ST											0
244	262 GERRARD ST E		-2			-2						-2
245	150 HARBORD ST		-1			-1						-1
246	77 HARBOUR SQ	72		414		486						486
247	65 HURON ST	2	-1			1						1
248	276 JARVIS ST	49		164		213						213
249	190 JOHN ST			14		14						14
250	12 A KENSINGTON AV		-1			-1						-1
251	302 KING ST E		-1			-1						-1
252	18 LOWTHER AV		1			1						1
253	20 LOWTHER AV		1			1						1
254	20 A LOWTHER AV		1			1						1
255	22 LOWTHER AV		1			1						1
256	24 LOWTHER AV		1			1						1
257	38 LOWTHER AV		3			3						3
258	60 LOWTHER AV		8			8						8
259	420 PARLIAMENT ST		-1			-1						-1
260	8 PEMBROKE ST	7	3			10						10
261	75 PRINCE ARTHUR AV			33		33						33

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

MD	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO →	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO →	TOTAL	
STAGE 1										
262	423 QUEEN ST E		-3		-3					-3
263	333 QUEEN ST W	-1			-1					-1
264	335 QUEEN ST W	-2			-2					-2
265	485 QUEEN ST W		2		2					2
266	607 QUEEN ST W		3		3					3
267	324 RICHMOND ST W		-1		-1					-1
268	530 RICHMOND ST W		1		1					1
269	530 R RICHMOND ST W	3			3					3
270	532 RICHMOND ST W	2	-1		1					1
271	125 SCADDING AV					88	28	80	208	208
272	122 SHERBOURNE ST		-1		-1					-1
273	124 SHERBOURNE ST		-1		-1					-1
274	182 SHERBOURNE ST		-1		-1					-1
275	182 SHERBOURNE ST		3		3					3
276	184 SHERBOURNE ST		-1		-1					-1
277	609 SHERBOURNE ST		1		1					1
278	180 SPADINA AV			18	18					18
279	310 SPADINA AV	40		4	44					44
280	442 SPADINA AV		-1		-1					-1
281	103 WALNUT AV		1		1					1
282	1 WASCANA AV		1		1					1
283	3 WASCANA AV		1		1					1
284	5 WASCANA AV		1		1					1
285	7 WASCANA AV		1		1					1
286	9 WASCANA AV		1		1					1
287	25 WASCANA AV		1		1					1
288	27 WASCANA AV		1		1					1
289	28 WASCANA AV		1		1					1
290	29 WASCANA AV		1		1					1
291	30 WASCANA AV		1		1					1
292	31 WASCANA AV		1		1					1
293	32 WASCANA AV		1		1					1
294	33 WASCANA AV		1		1					1
295	34 WASCANA AV		1		1					1
296	35 WASCANA AV		1		1					1
297	36 WASCANA AV		1		1					1
298	37 WASCANA AV		1		1					1
299	38 WASCANA AV		1		1					1
300	39 WASCANA AV		1		1					1
301	40 WASCANA AV		1		1					1
302	42 WASCANA AV		1		1					1
303	1 WELLESLEY COTTAGES		1		1					1
304	2 WELLESLEY COTTAGES		1		1					1
305	3 WELLESLEY COTTAGES		1		1					1
306	4 WELLESLEY COTTAGES		1		1					1
307	5 WELLESLEY COTTAGES		1		1					1
308	6 WELLESLEY COTTAGES		1		1					1
309	7 WELLESLEY COTTAGES		1		1					1
310	8 WELLESLEY COTTAGES		1		1					1
311	9 WELLESLEY COTTAGES		1		1					1
312	10 WELLESLEY COTTAGES		1		1					1
313	517 WELLINGTON ST W	40		51	91					91

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS		PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN ?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN ?	TOTAL	
TOTALS STAGE 1 :	CONSTRUCTION		287	92	950		1329	88	28	90		206	1535
	DEMOLITION		-9	-22			-31						-31
	NET CHANGE		278	70	950		1298	88	28	90		206	1504
STAGE 2													
314	585	ADELAIDE ST W	54		74		128						128
315	48	AVENUE RD			170		170						170
316	88	AVENUE RD	7		33		40						40
317	12	BEDFORD RD		5	61		88						88
318	70	BLEECKER ST		15			15						15
319	188	BLEECKER ST			144		144						144
320	88	MICHENER CT		1			1						1
321	87	MICHENER CT		1			1						1
322	580	ONTARIO ST		14			14						14
323	232	QUEEN ST W	1	1			2						2
324	405	SHERBOURNE ST	44		44		88						88
325	230	SPADINA AV	20		98		118						118
326	11	SULLIVAN ST						11	18			29	29
327	201	WELLESLEY ST E			182		182						182
328	436 R	WELLESLEY ST E		5			5						5
TOTALS STAGE 2 :	CONSTRUCTION		126	43	784		953	11	18			29	982
	DEMOLITION												
	NET CHANGE		126	43	784		953	11	18			29	982
STAGE 3													
329	236	GERRARD ST E		-1			-1						-1
330	236 A	GERRARD ST E		-1			-1						-1
331	134	HARBORD ST		-1			-1						-1
332	17	HURON ST		1			1						1
333	19	HURON ST		1			1						1
334	84	OXFORD ST		-1			-1						-1
335	30	RIVER ST							6			6	6
TOTALS STAGE 3 :	CONSTRUCTION			2			2		6			6	8
	DEMOLITION			-4			-4						-4
	NET CHANGE			-2			-2		6			6	4
STAGE 4													
336	42	ADMIRAL RD	1				1						1
337	511	BLOOR ST W		-2			-2						-2
338	535	BLOOR ST W		-1			-1						-1
339	316	BRUNSWICK AV		3			3						3
340	318	BRUNSWICK AV		3			3						3
341	187	CARLTON ST											0
342	189	CARLTON ST											0
343	398	DUNDAS ST E		4			4						4
344	414	DUNDAS ST W		1			1						1
345	414	DUNDAS ST W		-1			-1						-1
346	185	GERRARD ST E	1	1			2						2
347	185 A	GERRARD ST E	1	1			2						2
348	238	GERRARD ST E	1	1			2						2
349	238 B	GERRARD ST E	1	1			2						2
350	340	GERRARD ST E		1			1						1
351	31	HOWARD ST	-1				-1						-1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 4												
352	15 HOWLAND AV		3			3						3
353	457 KING ST E		-1			-1						-1
354	725 KING ST W	157	51	357		565						565
355	49 MADISON AV	12	-1			11						11
356	48 MICHENER CT		1			1						1
357	49 MICHENER CT		1			1						1
358	50 MICHENER CT		1			1						1
359	51 MICHENER CT		1			1						1
360	52 MICHENER CT		1			1						1
361	53 MICHENER CT		1			1						1
362	54 MICHENER CT		1			1						1
363	55 MICHENER CT		1			1						1
364	198 MILAN ST		1			1						1
365	200 MILAN ST		1			1						1
366	184 PORTLAND ST		-2			-2						-2
367	26 POULETT ST		1			1						1
368	28 POULETT ST		1			1						1
369	32 POULETT ST		1			1						1
370	34 POULETT ST		1			1						1
371	36 POULETT ST		1			1						1
372	38 POULETT ST		1			1						1
373	285 RICHMOND ST W		-1			-1						-1
374	7 ROSE AV		-1			-1						-1
375	204 ST GEORGE ST		-1			-1						-1
376	11 TRANBY AV		3			3						3
377	310 WELLESLEY ST E		-2			-2						-2
378	312 WELLESLEY ST E		-1			-1						-1
379	11 WINCHESTER ST	1				1						1
TOTALS STAGE 4 :	CONSTRUCTION	175	89	357		621						621
	DEMOLITION	-1	-14			-15						-15
	NET CHANGE	174	75	357		606						606
STAGE 5												
380	736 ADELAIDE ST W		-1			-1						-1
381	738 ADELAIDE ST W		-1			-1						-1
382	54 ADMIRAL RD	2				2						2
383	43 ALBANY AV	2				2						2
384	80 ALBANY AV	-2	1			-1						-1
385	98 ALBANY AV	1				1						1
386	113 ALBANY AV		2			2						2
387	140 ALBANY AV		1			1						1
388	42 ALCORN AV		1			1						1
389	102 AMELIA ST		-1			-1						-1
390	50 ARNOLD AV		1			1						1
391	50 ARNOLD AV		1			1						1
392	52 ARNOLD AV		1			1						1
393	54 ARNOLD AV		1			1						1
394	56 ARNOLD AV		1			1						1
395	58 ARNOLD AV		1			1						1
396	60 ARNOLD AV		1			1						1
397	62 ARNOLD AV		1			1						1
398	62 ARNOLD AV		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 5												
399	64 ARNOLD AV		1			1						1
400	66 ARNOLD AV		1			1						1
401	86 AVENUE RD		-2			-2						-2
402	114 AVENUE RD		-1			-1						-1
403	18 BALDWIN ST	-2	1			-1						-1
404	114 BEDFORD RD	2	1			3						3
405	180 BEDFORD RD	1		7		8						8
406	223 BERKELEY ST		1			1						1
407	225 BERKELEY ST		1			1						1
408	227 BERKELEY ST		1			1						1
409	229 BERKELEY ST		1			1						1
410	328 BERKELEY ST	2				2						2
411	100 BEVERLEY ST	11	1			12						12
412	380 BLOOR ST W	2	1			3						3
413	79 BRUNSWICK AV	3	-1			2						2
414	87 CHICORA AV	1				1						1
415	255 COLLEGE ST		2			2						2
416	255 COLLEGE ST		2			2						2
417	422 COLLEGE ST	1				1						1
418	9 D'ARCY ST		1			1						1
419	9 D'ARCY ST		1			1						1
420	85 D'ARCY ST		1			1						1
421	255 DAVENPORT RD		1			1						1
422	12 DERMOTT PL		-1			-1						-1
423	346 DUNDAS ST E		1			1						1
424	388 DUNDAS ST W		-3			-3	1				1	-2
425	476 DUNDAS ST W		1			1						1
426	89 DUPONT ST	-2	1			-1						-1
427	409 DUPONT ST		-3			-3						-3
428	511 & EASTERN AV		-1			-1						-1
429	513 EASTERN AV		-1			-1						-1
430	180 FREDERICK ST			84		84						84
431	386 GEORGE ST	1				1						1
432	202 GERRARD ST E	2	-1			1						1
433	204 GERRARD ST E	2	-1			1						1
434	27 HOWARD ST	-1				-1						-1
435	33 HOWARD ST		-1			-1						-1
436	35 HOWARD ST		-1			-1						-1
437	72 HOWLAND AV	1	1			2						2
438	480 HURON ST		-1			-1	3	3			6	4
439	482 HURON ST		-1			-1	3	3			6	4
440	486 HURON ST	1	1			2						2
441	588 HURON ST	1				1						1
442	807 HURON ST	1	1			2						2
443	275 JARVIS ST	-10		-3		-22						-22
444	91 KENDAL AV	1	2			3						3
445	72 KENSINGTON AV		-1			-1						-1
446	246 LIPPINCOTT ST	1				1						1
447	77 A LOWTHER AV		1			1						1
448	79 LOWTHER AV		1			1						1
449	79 A LOWTHER AV		1			1						1
450	81 LOWTHER AV		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 5												
451	81 A LOWTHER AV		1			1						1
452	83 LOWTHER AV		1			1						1
453	178 MADISON AV	-3	2			-1						-1
454	198 MILAN ST		1			1						1
455	187 ONTARIO ST		1			1						1
456	189 ONTARIO ST		1			1						1
457	482 ONTARIO ST		1			1						1
458	482 A ONTARIO ST		1			1						1
459	484 ONTARIO ST		1			1						1
460	486 ONTARIO ST		1			1						1
461	488 ONTARIO ST		1			1						1
462	500 ONTARIO ST		1			1						1
463	502 ONTARIO ST		1			1						1
464	504 ONTARIO ST		1			1						1
465	506 ONTARIO ST		1			1						1
466	508 ONTARIO ST		1			1						1
467	508 A ONTARIO ST		1			1						1
468	550 ONTARIO ST						78	31	72		181	181
469	580 ONTARIO ST		-1			-1						-1
470	305 PARLIAMENT ST	-1				-1						-1
471	39 PEMBROKE ST		1			1						1
472	91 PEMBROKE ST	3	-1			2						2
473	105 PEMBROKE ST	2	2			4						4
474	115 PEMBROKE ST	3	4			7						7
475	12 PHOEBE ST		1			1						1
476	12 A PHOEBE ST		1			1						1
477	14 PHOEBE ST		1			1						1
478	14 A PHOEBE ST		1			1						1
479	16 PHOEBE ST		1			1						1
480	16 A PHOEBE ST		1			1						1
481	18 PHOEBE ST		1			1						1
482	18 A PHOEBE ST		1			1						1
483	20 PHOEBE ST		35			35						35
484	20 PHOEBE ST		1			1						1
485	20 A PHOEBE ST		1			1						1
486	22 PHOEBE ST		1			1						1
487	22 A PHOEBE ST		1			1						1
488	24 PHOEBE ST		1			1						1
489	24 A PHOEBE ST		1			1						1
490	33 PRINCE ARTHUR AV		1			1						1
491	37 PRINCE ARTHUR AV											0
492	2 PROPOSED RDWY (TREF)		1			1						1
493	4 PROPOSED RDWY (TREF)		1			1						1
494	6 PROPOSED RDWY (TREF)		1			1						1
495	8 PROPOSED RDWY (TREF)		1			1						1
496	12 PROPOSED RDWY (TREF)		1			1						1
497	14 PROPOSED RDWY (TREF)		1			1						1
498	15 PROPOSED RDWY (TREF)		1			1						1
499	16 PROPOSED RDWY (TREF)		1			1						1
500	17 PROPOSED RDWY (TREF)		1			1						1
501	18 PROPOSED RDWY (TREF)		1			1						1
502	19 PROPOSED RDWY (TREF)		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 5												
503	20 PROPOSED RDWY (TREF)		1			1						1
504	21 PROPOSED RDWY (TREF)		1			1						1
505	22 PROPOSED RDWY (TREF)		1			1						1
506	23 PROPOSED RDWY (TREF)		1			1						1
507	24 PROPOSED RDWY (TREF)		1			1						1
508	25 PROPOSED RDWY (TREF)		1			1						1
509	26 PROPOSED RDWY (TREF)		1			1						1
510	30 PROPOSED RDWY (TREF)		1			1						1
511	34 PROPOSED RDWY (TREF)		1			1						1
512	35 PROPOSED RDWY (TREF)		1			1						1
513	36 PROPOSED RDWY (TREF)		1			1						1
514	37 PROPOSED RDWY (TREF)		1			1						1
515	38 PROPOSED RDWY (TREF)		1			1						1
516	40 PROPOSED RDWY (TREF)		1			1						1
517	187 QUEEN ST E	4				4						4
518	471 QUEEN ST E		-1			-1						-1
519	515 QUEEN ST E	-1				-1						-1
520	250 QUEEN ST W	2	1			3						3
521	269 QUEEN ST W	-1				-1						-1
522	271 QUEEN ST W	-1				-1						-1
523	472 RICHMOND ST E	1				1						1
524	287 RICHMOND ST W		-1			-1						-1
525	588 RICHMOND ST W		1			1						1
526	48 RIVER ST	1				1						1
527	185 ROXBOROUGH ST W	1				1						1
528	108 SACKVILLE ST	2				2						2
529	110 SACKVILLE ST	2				2						2
530	112 SACKVILLE ST	2				2						2
531	114 SACKVILLE ST	2				2						2
532	466 SACKVILLE ST	-2	1			-1						-1
533	467 SACKVILLE ST	-2	1			-1						-1
534	15 SCADDING AV						180	29	72		281	281
535	83 SEATON ST	2	-1			1						1
536	200 SHERBOURNE ST		1			1						1
537	124 SHUTER ST	1	1			2						2
538	128 SHUTER ST	3	-1			2						2
539	134 SHUTER ST		-1			-1						-1
540	138 SHUTER ST		-1			-1						-1
541	150 SHUTER ST	2	-1			1						1
542	348 SHUTER ST		1			1						1
543	37 SOHO ST		1			1						1
544	39 SOHO ST		1			1						1
545	41 SOHO ST		1			1						1
546	43 SOHO ST		1			1						1
547	44 SOHO ST		1			1						1
548	45 SOHO ST		1			1						1
549	46 SOHO ST		1			1						1
550	47 SOHO ST		1			1						1
551	48 SOHO ST		1			1						1
552	49 SOHO ST		1			1						1
553	50 SOHO ST		1			1						1
554	51 SOHO ST		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 6												
555	52 SOHO ST		1			1						1
556	53 SOHO ST		1			1						1
557	54 SOHO ST		1			1						1
558	55 SOHO ST		1			1						1
559	56 SOHO ST		1			1						1
560	58 SOHO ST		1			1						1
561	550 SPADINA CR	3	-2			1						1
562	287 SUMACH ST	1				1						1
563	42 SUSSEX AV	1				1						1
564	95 SUSSEX AV	2				2						2
565	158 SUSSEX MEWS	2				2						2
566	178 THE ESPLANADE						154	51	98		303	303
567	18 TRACY ST		-1			-1						-1
568	20 TRACY ST		-1			-1						-1
569	22 TRACY ST		-1			-1						-1
570	5 TREFANN ST		1			1						1
571	7 TREFANN ST		1			1						1
572	81 WALES AV						15	15			30	30
573	81 WALMER RD		1			1						1
574	126 WALMER RD	2	2			4						4
575	225 WELLESLEY ST E			112		112						112
576	601 WELLINGTON ST W	1				1						1
TOTALS STAGE 6 :	CONSTRUCTION	84	174	183		441	431	128	242		801	1242
	DEMOLITION	-37	-36	-3		-76						-76
	NET CHANGE	47	138	180		365	431	128	242		801	1166
STAGE 8												
577	5 AITKEN PL		1			1						1
578	6 AITKEN PL		1			1						1
579	7 AITKEN PL		1			1						1
580	8 AITKEN PL		1			1						1
581	9 AITKEN PL		1			1						1
582	10 AITKEN PL							1		1		1
583	11 AITKEN PL		1			1						1
584	12 AITKEN PL							1		1		1
585	13 AITKEN PL							1		1		1
586	14 AITKEN PL		1			1						1
587	15 AITKEN PL							1		1		1
588	16 AITKEN PL		1			1						1
589	17 AITKEN PL		1			1						1
590	18 AITKEN PL		1			1						1
591	19 AITKEN PL		1			1						1
592	20 AITKEN PL		1			1						1
593	21 AITKEN PL		1			1						1
594	23 AITKEN PL		1			1						1
595	319 AUGUSTA AV		1			1						1
596	217 BERKELEY ST		1			1						1
597	217 A BERKELEY ST		1			1						1
598	218 BERKELEY ST		1			1						1
599	142 BORDEN ST		2			2						2
600	1 DOUVILLE CT		1			1						1
601	3 DOUVILLE CT		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 2												
602	5 DOUVILLE CT		1			1						1
603	6 DOUVILLE CT		1			1						1
604	7 DOUVILLE CT		1			1						1
605	8 DOUVILLE CT		1			1						1
606	9 DOUVILLE CT		1			1						1
607	10 DOUVILLE CT		1			1						1
608	11 DOUVILLE CT							1			1	1
609	12 DOUVILLE CT		1			1						1
610	13 DOUVILLE CT							1			1	1
611	14 DOUVILLE CT							1			1	1
612	15 DOUVILLE CT		1			1						1
613	16 DOUVILLE CT							1			1	1
614	17 DOUVILLE CT		1			1						1
615	18 DOUVILLE CT		1			1						1
616	19 DOUVILLE CT		1			1						1
617	20 DOUVILLE CT		1			1						1
618	21 DOUVILLE CT		1			1						1
619	22 DOUVILLE CT		1			1						1
620	23 DOUVILLE CT		1			1						1
621	24 DOUVILLE CT		1			1						1
622	25 DOUVILLE CT		1			1						1
623	135 GEORGE ST S	10		42		52						52
624	5 HAHN PL							16	16		32	32
625	33 HAHN PL						80		55		135	135
626	740 KING ST W		2			2						2
627	742 KING ST W		2			2						2
628	744 KING ST W		2			2						2
629	746 KING ST W		2			2						2
630	748 KING ST W		2			2						2
631	750 KING ST W		2			2						2
632	752 KING ST W		2			2						2
633	754 KING ST W		2			2						2
634	1 LIPPINCOTT ST		1			1						1
635	1 LONGBOAT AV		1			1						1
636	2 LONGBOAT AV		1			1						1
637	3 LONGBOAT AV		1			1						1
638	5 LONGBOAT AV	1	1			2						2
639	6 LONGBOAT AV		1			1						1
640	7 LONGBOAT AV	1	1			2						2
641	8 LONGBOAT AV		1			1						1
642	9 LONGBOAT AV		1			1						1
643	10 LONGBOAT AV		1			1						1
644	11 LONGBOAT AV		1			1						1
645	12 LONGBOAT AV		1			1						1
646	13 LONGBOAT AV		1			1						1
647	14 LONGBOAT AV		1			1						1
648	15 LONGBOAT AV	1	1			2						2
649	16 LONGBOAT AV		1			1						1
650	17 LONGBOAT AV	1	1			2						2
651	18 LONGBOAT AV		1			1						1
652	21 LONGBOAT AV		1			1						1
653	23 LONGBOAT AV		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	
STAGE 6										
654	24 LONGBOAT AV		1		1					1
655	25 LONGBOAT AV		1		1					1
656	26 LONGBOAT AV		1		1					1
657	27 LONGBOAT AV		1		1					1
658	28 LONGBOAT AV		1		1					1
659	29 LONGBOAT AV		1		1					1
660	30 LONGBOAT AV		1		1					1
661	31 LONGBOAT AV		1		1					1
662	32 LONGBOAT AV		1		1					1
663	33 LONGBOAT AV	1	1		2					2
664	34 LONGBOAT AV		1		1					1
665	35 LONGBOAT AV	1	1		2					2
666	36 LONGBOAT AV		1		1					1
667	37 LONGBOAT AV		1		1					1
668	38 LONGBOAT AV		1		1					1
669	39 LONGBOAT AV		1		1					1
670	41 LONGBOAT AV		1		1					1
671	43 LONGBOAT AV		1		1					1
672	45 LONGBOAT AV		1		1					1
673	47 LONGBOAT AV		1		1					1
674	49 LONGBOAT AV		1		1					1
675	49 LONGBOAT AV		1		1					1
676	50 LONGBOAT AV		1		1					1
677	51 LONGBOAT AV	1	1		2					2
678	52 LONGBOAT AV		1		1					1
679	53 LONGBOAT AV		1		1					1
680	54 LONGBOAT AV		1		1					1
681	55 LONGBOAT AV		1		1					1
682	56 LONGBOAT AV		1		1					1
683	57 LONGBOAT AV		1		1					1
684	58 LONGBOAT AV		1		1					1
685	59 LONGBOAT AV		1		1					1
686	60 LONGBOAT AV	1	1		2					2
687	61 LONGBOAT AV		1		1					1
688	63 LONGBOAT AV	1	1		2					2
689	65 LONGBOAT AV		1		1					1
690	67 LONGBOAT AV		1		1					1
691	69 LONGBOAT AV		1		1					1
692	71 LONGBOAT AV		1		1					1
693	73 LONGBOAT AV	1	1		2					2
694	75 LONGBOAT AV	1	1		2					2
695	53 LONGBOAT AV		1		1					1
696	57 LONGBOAT AV					4	4		8	8
697	150 LONGBOAT AV					2	36		38	38
698	13 MADISON AV		-1		-1	42	12	24	78	78
699	25 MADISON AV		-11		-11	2	2		4	3
700	314 MILAN ST		1		1	15	15		30	19
701	315 MILAN ST		1		1					1
702	316 MILAN ST		1		1					1
703	313 ONTARIO ST		1		1					1
704	315 ONTARIO ST		1		1					1
705	317 ONTARIO ST		1		1					1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN ?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN ?	TOTAL	
STAGE 8												
706	275 PARLIAMENT ST	1	1			2						2
707	5 PORTNEUF CT		1			1						1
708	8 PORTNEUF CT		1			1						1
709	7 PORTNEUF CT		1			1						1
710	6 PORTNEUF CT		1			1						1
711	9 PORTNEUF CT							1			1	1
712	10 PORTNEUF CT		1			1						1
713	11 PORTNEUF CT							1			1	1
714	12 PORTNEUF CT		1			1						1
715	13 PORTNEUF CT		1			1						1
716	14 PORTNEUF CT		1			1						1
717	15 PORTNEUF CT		1			1						1
718	16 PORTNEUF CT		1			1						1
719	17 PORTNEUF CT		1			1						1
720	18 PORTNEUF CT		1			1						1
721	19 PORTNEUF CT		1			1						1
722	20 PORTNEUF CT		1			1						1
723	22 PORTNEUF CT		1			1						1
724	5 PRINCESS ST		1			1						1
725	7 PRINCESS ST		1			1						1
726	9 PRINCESS ST		1			1						1
727	11 PRINCESS ST		1			1						1
728	13 PRINCESS ST		1			1						1
729	15 PRINCESS ST		1			1						1
730	17 PRINCESS ST		1			1						1
731	19 PRINCESS ST		1			1						1
732	385 QUEEN ST W	10				10						10
733	80 RIVER ST						24	26			50	50
734	2 ST DAVID ST		1			1						1
735	4 ST DAVID ST		1			1						1
TOTALS STAGE 8 :	CONSTRUCTION	32	148	42		222	189	111	95		375	597
	DEMOLITION		-12			-12						-12
	NET CHANGE	32	136	42		210	189	111	95		375	585
STAGE 7												
736	36 ABERDEEN AV	-3	-1			-4	3	1			4	0
737	618 ADELAIDE ST W		1			1						1
738	620 ADELAIDE ST W		1			1						1
739	622 ADELAIDE ST W		1			1						1
740	624 ADELAIDE ST W		1			1						1
741	626 ADELAIDE ST W		1			1						1
742	628 ADELAIDE ST W		1			1						1
743	630 ADELAIDE ST W		1			1						1
744	632 ADELAIDE ST W		1			1						1
745	634 ADELAIDE ST W		1			1						1
746	636 ADELAIDE ST W		1			1						1
747	638 ADELAIDE ST W		1			1						1
748	640 ADELAIDE ST W		1			1						1
749	642 ADELAIDE ST W		1			1						1
750	644 ADELAIDE ST W		1			1						1
751	648 ADELAIDE ST W		1			1						1
752	646 ADELAIDE ST W		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7												
753	847 ADELAIDE ST W		1			1						1
754	848 ADELAIDE ST W		1			1						1
755	849 ADELAIDE ST W		1			1						1
756	850 ADELAIDE ST W		1			1						1
757	851 ADELAIDE ST W		1			1						1
758	852 ADELAIDE ST W		1			1						1
759	853 ADELAIDE ST W		1			1						1
760	854 ADELAIDE ST W		1			1						1
761	144 ALBANY AV	1	2			3						3
762	218 ALBANY AV		1			1						1
763	143 AUGUSTA AV	-3				-3						-3
764	73 BALDWIN ST		1			1						1
765	821 BATHURST ST	1				1						1
766	128 BEDFORD RD	-4	1			-3						-3
767	186 BEDFORD RD		-1			-1						-1
768	188 BEDFORD RD		-1			-1						-1
769	204 BEDFORD RD		1			1						1
770	208 BEDFORD RD		1			1						1
771	208 BEDFORD RD		1			1						1
772	210 BEDFORD RD		1			1						1
773	214 BEDFORD RD		1			1						1
774	218 BEDFORD RD		1			1						1
775	218 BEDFORD RD		1			1						1
776	220 BEDFORD RD		1			1						1
777	222 BEDFORD RD		1			1						1
778	224 BEDFORD RD		1			1						1
779	87 BELLEVUE AV											0
780	214 BERKELEY ST		1			1						1
781	216 BERKELEY ST		1			1						1
782	218 BERKELEY ST		1			1						1
783	218 A BERKELEY ST		1			1						1
784	220 BERKELEY ST		1			1						1
785	222 BERKELEY ST		1			1						1
786	388 BERKELEY ST		-1			-1						-1
787	71 BERNARD AV	1	1			2						2
788	3 BOWMAN ST		-1			-1						-1
789	4 CHICORA AV	-2	1			-1						-1
790	18 CHICORA AV		-1			-1						-1
791	386 DUNDAS ST E											0
792	398 DUNDAS ST E											0
793	400 DUNDAS ST E											0
794	397 DUNDAS ST W		-1			-1						-1
795	457 DUNDAS ST W		1			1						1
796	478 DUNDAS ST W		-1			-1						-1
797	89 DUPONT ST		1			1						1
798	91 DUPONT ST		1			1						1
799	93 DUPONT ST		1			1						1
800	95 DUPONT ST		1			1						1
801	97 DUPONT ST		1			1						1
802	22 EASTERN AV		-1			-1						-1
803	55 ELGIN AV		1			1						1
804	57 ELGIN AV		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 7										
805	59 ELGIN AV		1		1					1
806	61 ELGIN AV		1		1					1
807	63 ELGIN AV		1		1					1
808	65 ELGIN AV		1		1					1
809	35 HOWLAND AV	1			1					1
810	86 HOWLAND AV	2	-1		1					1
811	200 HOWLAND AV	1			1					1
812	202 HOWLAND AV		1		1					1
813	574 HURON ST	1	1		2					2
814	79 LOWTHER AV		-6		-6					-6
815	85 MADISON AV	2	1		3					3
816	125 MADISON AV	-9	8		-1					-1
817	157 MADISON AV	4	-1		3					3
818	208 MC CAUL ST		1		1					1
819	210 MC CAUL ST		1		1					1
820	197 ONTARIO ST		-1		-1					-1
821	199 ONTARIO ST		-1		-1					-1
822	295 ONTARIO ST					6	3		9	9
823	477 ONTARIO ST		-1		-1					-1
824	557 PARLIAMENT ST		-1		-1					-1
825	5 PEMBROKE ST	3	-1		2					2
826	7 PEMBROKE ST	2	1		3					3
827	14 PRINCE ARTHUR AV		-42		-42					-42
828	338 QUEEN ST W	-1			-1					-1
829	569 RICHMOND ST W	2	-1		1					1
830	581 RICHMOND ST W	2	-1		1					1
831	47 ROSE AV	2	-1		1					1
832	62 ROXBOROUGH ST W	-2	1		-1					-1
833	122 SACKVILLE ST		-1		-1					-1
834	188 SHERBOURNE ST		-1		-1					-1
835	556 SPADINA CR	2	8		10					10
836	53 SPADINA RD	4			4					4
837	55 SPADINA RD	4			4					4
838	185 SPADINA RD	2	1		3					3
839	559 SPADINA RD		2		2					2
840	322 ST GEORGE ST		2		2					2
841	47 STEPHANIE ST	1			1					1
842	75 TECUMSETH ST		1		1					1
843	77 TECUMSETH ST		1		1					1
844	79 TECUMSETH ST		1		1					1
845	81 TECUMSETH ST		1		1					1
846	83 TECUMSETH ST		1		1					1
847	89 TECUMSETH ST		1		1					1
848	91 TECUMSETH ST		1		1					1
849	93 TECUMSETH ST		1		1					1
850	95 TECUMSETH ST		1		1					1
851	97 TECUMSETH ST		1		1					1
852	99 TECUMSETH ST		1		1					1
853	101 TECUMSETH ST		1		1					1
854	103 TECUMSETH ST		1		1					1
855	111 TECUMSETH ST		1		1					1
856	113 TECUMSETH ST		1		1					1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS		PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7													
857	115	TECUMSETH ST		1			1						1
858	117	TECUMSETH ST		1			1						1
859	119	TECUMSETH ST		1			1						1
860	121	TECUMSETH ST		1			1						1
861	123	TECUMSETH ST		1			1						1
862	229	WELLESLEY ST E		-1			-1						-1
863	231	WELLESLEY ST E		-1			-1						-1
864	233	WELLESLEY ST E		-1			-1						-1
TOTALS STAGE 7 :		CONSTRUCTION	38	107			145	9	4			13	158
		DEMOLITION	-24	-72			-96						-96
		NET CHANGE	14	35			49	9	4			13	62
RESIDUAL CENTRAL AREA TOTALS ALL STAGES :		CONSTRUCTION	742	655	2318		3713	708	285	427		1430	5143
		DEMOLITION	-71	-150	-3		-234						-234
		NET CHANGE	671	495	2313		3479	708	285	427		1430	4909

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN ?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN ?	TOTAL	
STAGE 1												
865	111 ALCORN AV		-1			-1						-1
866	113 ALCORN AV		-1			-1						-1
867	115 ALCORN AV		-1			-1						-1
868	282 ANNETTE ST		1			1						1
869	284 ANNETTE ST		1			1						1
870	286 ANNETTE ST		1			1						1
871	116 ARGYLE ST		-1			-1						-1
872	87 ARLINGTON AV		-1			-1						-1
873	808 AVENUE RD			3		3						3
874	147 BALMORAL AV		1			1						1
875	149 BALMORAL AV		1			1						1
876	151 BALMORAL AV		1			1						1
877	153 BALMORAL AV		1			1						1
878	155 BALMORAL AV		1			1						1
879	155 BALMORAL AV	-48				-48						-48
880	157 BALMORAL AV		1			1						1
881	159 BALMORAL AV		1			1						1
882	161 BALMORAL AV		1			1						1
883	163 BALMORAL AV		1			1						1
884	165 BALMORAL AV		1			1						1
885	334 BATHURST ST		-1			-1						-1
886	811 BLOOR ST W		-1			-1						-1
887	179 BROADVIEW AV		9			9						9
888	18 CAMBRIDGE AV		13			13						13
889	17 A CHRISTIE ST	-3				-3						-3
890	19 CHRISTIE ST		-2			-2						-2
891	21 CHRISTIE ST		-2			-2						-2
892	32 CURZON ST		-1			-1						-1
893	36 CURZON ST		-1			-1						-1
894	1067 DAVENPORT RD	5				5						5
895	197 DE GRASSI ST											0
896	197 R DE GRASSI ST		9			9						9
897	842 R DUFFERIN ST		2			2						2
898	1645 DUFFERIN ST		-1			-1						-1
899	794 DUNDAS ST W		-1			-1						-1
900	1245 DUPONT ST	107			199	306	121			47	168	474
901	67 EDGEWOOD AV		-1			-1						-1
902	73 EDGEWOOD AV		-1			-1						-1
903	853 EGLINTON AV W	1		12		13						13
904	291 ERSKINE AV	-1				-1						-1
905	15 FISHER ST		10			10						10
906	20 GLEBE RD W	18		7		25						25
907	919 GREENWOOD AV		-1			-1						-1
908	921 GREENWOOD AV		-1			-1						-1
909	61 GWYNNE AV		-1			-1						-1
910	35 JACKES AV			32		32						32
911	70 LAMBERTLODGE AV						10	21			31	31
912	4 LAMPORT AV		-7			-7						-7

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 1												
913	1 LAWS ST		1			1						1
914	1 A LAWS ST		1			1						1
915	3 LAWS ST		1			1						1
916	3 A LAWS ST		1			1						1
917	5 LAWS ST		1			1						1
918	5 A LAWS ST		1			1						1
919	7 LAWS ST		1			1						1
920	7 A LAWS ST		1			1						1
921	9 LAWS ST		1			1						1
922	9 A LAWS ST		1			1						1
923	11 LAWS ST		1			1						1
924	11 A LAWS ST		1			1						1
925	259 MARKHAM ST	-3				-3						-3
926	868 MELITA CR						143			37	180	180
927	829 MERTON ST		-1			-1						-1
928	554 MILLWOOD RD		-1			-1						-1
929	44 MOORE AV		-1			-1						-1
930	901 MOUNT PLEASANT RD	13				12						12
931	88 O'HARA AV		-2			-2						-2
932	40 ORCHARD VIEW BLVD						89		34		103	103
933	137 OSSINGTON AV		-1			-1						-1
934	1187 QUEEN ST E		13			13						13
935	2282 QUEEN ST E		-1			-1						-1
936	1267 QUEEN ST W		-1			-1						-1
937	178 RAWLEIGH AV		-1			-1						-1
938	80 ROBINSON ST		-1			-1						-1
939	48 SHAFTESBURY AV		-1			-1						-1
940	198 SHELDRAKE BLVD		-1			-1						-1
941	8 SHERWOOD AV	124				124						124
942	2 SILVER AV		1			1						1
943	30 ST CLAIR AV W			80		80						80
944	1344 ST CLAIR AV W		-1			-1						-1
945	1348 ST CLAIR AV W		-1			-1						-1
946	730 ST CLARENS AV	485				485						485
947	138 STEPHENSON AV						30	64			94	94
948	95 SUMMERHILL AV		18			18						18
949	148 VICTOR AV	1				1						1
950	800 VICTORIA PARK AV						178				178	178
951	58 WEST AV		1			1						1
952	60 WEST AV		1			1						1
953	38 WYCHCREST AV						20	60			80	80
954	82 YARMOUTH RD		-1			-1						-1
955	1148 YONGE ST	13	3	117		133						133
956	3339 YONGE ST	57		136		193						193
TOTALS STAGE 1 :	CONSTRUCTION	803	106	387	189	1484	555	145	34	84	831	2315
	DEMOLITION	-55	-42			-97						-97
	NET CHANGE	748	63	387	189	1387	555	145	34	84	831	2188
STAGE 2												
957	481 AVENUE RD			-9		-9						-9
958	1700 BLOOR ST W						110		5		115	115
959	5 BRANDON AV		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

ND	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 2												
960	5 A BRANDON AV		1			1						1
961	7 BRANDON AV		1			1						1
962	7 A BRANDON AV		1			1						1
963	30 DALE AV		1			1						1
964	1088 DAVENPORT RD						175				175	175
965	1110 DUNDAS ST W						114				114	114
966	810 EASTERN AV	56		32		88						88
967	87 EDGEWOOD AV		28			28						28
968	483 GREENWOOD AV						125				125	125
969	285 KENNEDY AV	27	6			33						33
970	375 LONSDALE RD	22			207	229						229
971	88 LYNDHURST AV											0
972	90 LYNDHURST AV	-4				-4						-4
973	801 MOUNT PLEASANT RD						188				188	188
974	88 RONCESVALLES AV						108				108	108
975	4 SANDSTONE LA		1			1						1
976	2389 A ST CLAIR AV W		-1			-1						-1
977	2393 ST CLAIR AV W	-1				-1						-1
978	2389 ST CLAIR AV W		-1			-1						-1
979	2 TORBRICK RD		1			1						1
980	4 TORBRICK RD		1			1						1
981	8 TORBRICK RD		1			1						1
982	8 TORBRICK RD		1			1						1
983	10 TORBRICK RD		1			1						1
984	12 TORBRICK RD		1			1						1
985	100 UNITY RD						167		8		175	175
986	280 WILLARD AV	-2				-2						-2
987	1800 YONGE ST	312		340		652	388				388	1040
TOTALS STAGE 2 :	CONSTRUCTION	417	43	372	207	1039	1241		8		1248	2288
	DEMOLITION	-7	-2			-9						-9
	NET CHANGE	410	41	372	207	1030	1241		8		1248	2279
STAGE 3												
988	84 BEATY AV	-3				-3						-3
989	32 BIRCH AV		-1			-1						-1
990	405 DANFORTH AV		-1			-1						-1
991	75 DONLANDS AV		1			1						1
992	184 DUNN AV	28				28						28
993	1812 DUPONT ST		-1			-1						-1
994	478 GRACE ST		-1			-1						-1
995	2 LAMBERTLODGE AV						32		84		88	88
996	44 MOORE AV		1			1						1
997	88 O'HARA AV		2			2						2
998	394 PALMERSTON BLVD	-5	2			-3						-3
999	678 PAPE AV		-1			-1						-1
1000	1123 QUEEN ST E	1				1						1
1001	1363 QUEEN ST E						8	27			38	38
1002	278 SPADINA RD		-1			-1						-1
TOTALS STAGE 3 :	CONSTRUCTION	29	6			35	41	27	84		132	167
	DEMOLITION	-8	-6			-14						-14
	NET CHANGE	21	0			21	41	27	84		132	153

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	
STAGE 4										
1003	101 ARDWOLD GATE		1		1					1
1004	178 ARGYLE ST		-2		-2					-2
1005	178 ARGYLE ST		-1		-1					-1
1006	581 BALLIOL ST		1		1					1
1007	284 BARTLETT AV		-1		-1					-1
1008	1831 BATHURST ST		2		2					2
1009	280 BLACKTHORN AV		1		1					1
1010	1814 BLOOR ST W	-2			-2					-2
1011	29 BLYTHWOOD RD		1		1					1
1012	31 BLYTHWOOD RD		1		1					1
1013	39 BOULTON AV		1		1					1
1014	41 BOULTON AV		1		1					1
1015	43 BOULTON AV		1		1					1
1016	45 BOULTON AV		1		1					1
1017	1 BRACONDALE HILL RD		1		1					1
1018	1 A BRACONDALE HILL RD		1		1					1
1019	1 B BRACONDALE HILL RD		1		1					1
1020	1 C BRACONDALE HILL RD		1		1					1
1021	1 D BRACONDALE HILL RD		1		1					1
1022	3 BRACONDALE HILL RD		1		1					1
1023	287 BROADVIEW AV	2	2		4					4
1024	287 BROADVIEW AV		-2		-2					-2
1025	228 BROADWAY AV	-1			-1					-1
1026	228 BROADWAY AV		1		1					1
1027	76 BURTON RD		1		1					1
1028	78 BURTON RD		1		1					1
1029	80 BURTON RD		1		1					1
1030	23 CASTLEFIELD AV		-1		-1					-1
1031	38 CASTLEFIELD AV		-1		-1					-1
1032	188 CHATHAM AV									-1
1033	44 CHESTNUT PK		-1		-1		5	8	13	13
1034	73 CHESTNUT PK	-4	1		-3					-1
1035	73 CHESTNUT PK		-5		-5					-3
1036	61 CLUNY DR		1		1					-5
1037	63 CLUNY DR		1		1					1
1038	65 CLUNY DR		1		1					1
1039	67 CLUNY DR		1		1					1
1040	73 CLUNY DR		1		1					1
1041	26 CRESCENT RD		2		2					1
1042	32 CRESCENT RD		1		1					2
1043	34 CURZON ST	8	7		15					1
1044	117 DANFORTH AV		-2		-2					15
1045	1755 DANFORTH AV		-1		-1					-2
1046	1044 DAVENPORT RD		1		1					-1
1047	1046 DAVENPORT RD		1		1					1
1048	1048 DAVENPORT RD		1		1					1
1049	181 DE GRASSI ST		1		1					1
1050	183 DE GRASSI ST		-1		-1					1
1051	193 DE GRASSI ST		1		1					-1
1052	195 DE GRASSI ST		1		1					1
1053	587 DELAWARE AV N		2		2					1
1054	587 DELAWARE AV N	-2			-2					2
										-2

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 4										
1055	1181 DUNDAS ST W		1		1					1
1056	1349 DUNDAS ST W		-2		-2					-2
1057	1387 DUNDAS ST W	8			8					8
1058	503 DUPONT ST		-1		-1					-1
1059	493 DURIE ST		-1		-1					-1
1060	115 EGLINTON AV W	-28			-28					-28
1061	1385 EGLINTON AV W		-3		-3					-3
1062	287 EUCLID AV		-1		-1					-1
1063	330 EUCLID AV		1		1					1
1064	385 FRANKLIN AV		1		1					1
1065	65 FULLER AV		-1		-1					-1
1066	530 GLADSTONE AV		-1		-1					-1
1067	532 GLADSTONE AV		-1		-1					-1
1068	211 GLENFOREST RD		-1		-1					-1
1069	75 HAMILTON ST	1	1		2					2
1070	140 HAMPTON AV		1		1					1
1071	142 HAMPTON AV		1		1					1
1072	35 HEATH ST W		-1		-1					-1
1073	59 HILLCREST DR		1		1					1
1074	307 INDIAN GR		1		1					1
1075	50 LAKEVIEW AV		-1		-1					-1
1076	54 LAKEVIEW AV		-2		-2					-2
1077	11 MACDONELL AV		1		1					1
1078	1035 MOUNT PLEASANT RD		1		1					1
1079	1037 MOUNT PLEASANT RD		1		1					1
1080	338 MUNRO ST		1		1					1
1081	11 NANTON AV		1		1					1
1082	13 NANTON AV		1		1					1
1083	15 NANTON AV		1		1					1
1084	17 NANTON AV		1		1					1
1085	47 NORTHCOTE AV	1			1					1
1086	3 OAKLANDS AV		-1		-1					-1
1087	283 PACIFIC AV		-1		-1					-1
1088	285 PACIFIC AV		-1		-1					-1
1089	120 PERTH AV		40		40					40
1090	47 PETMAN AV		-1		-1					-1
1091	83 PLEASANT BLVD		-2		-2					-2
1092	85 PLEASANT BLVD		-2		-2					-2
1093	87 PLEASANT BLVD		-2		-2					-2
1094	89 PLEASANT BLVD		-1		-1					-1
1095	155 RONAN AV		-1		-1					-1
1096	155 RONAN AV		1		1					1
1097	283 RONCESVALLES AV		-1		-1					-1
1098	70 ROSEHILL AV	32		37	69					69
1099	67 ROXBOROUGH DR		1		1					1
1100	70 ROXBOROUGH DR		1		1					1
1101	88 ROXBOROUGH ST E			-10	-10					-10
1102	35 SALEM AV	1			1					1
1103	48 SANDFORD AV		1		1					1
1104	51 SEAFORTH AV		-1		-1					-1
1105	51 SEAFORTH AV		1		1					1
1106	148 SHERWOOD AV		1		1					1

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 4										
1107	23 SIDNEY ST		1		1					1
1108	28 SOUDAN AV		-1		-1					-1
1109	30 SOUDAN AV		-1		-1					-1
1110	352 SPADINA RD		-2		-2					-2
1111	1035 SPADINA RD		-1		-1					-1
1112	925 ST CLAIR AV W		2		2					2
1113	2 THELMA AV		-1		-1					-1
1114	4 THELMA AV		-1		-1					-1
1115	85 WALKER AV		1		1					1
1116	87 WALKER AV		1		1					1
1117	87 A WALKER AV		1		1					1
1118	89 WALKER AV		1		1					1
1119	71 WALKER AV		1		1					1
1120	198 WAVERLY RD		-1		-1					-1
1121	449 WESTMORELAND AV N		1		1					1
1122	451 WESTMORELAND AV N		1		1					1
1123	453 WESTMORELAND AV N		1		1					1
1124	455 WESTMORELAND AV N		1		1					1
1125	457 WESTMORELAND AV N		1		1					1
1126	459 WESTMORELAND AV N		1		1					1
1127	288 WITHROW AV		-1		-1					-1
1128	88 WOODLAWN AV W		-3		-3					-3
1129	34 WOODYCREST AV	2	-1		1					1
1130	2338 YONGE ST	-56			-56					-56
TOTALS STAGE 4 :	CONSTRUCTION	55	123	37	215	6	6	12	227	
	DEMOLITION	-90	-61	-10	-161				-161	
	NET CHANGE	-35	62	27	54	6	6	12	66	
STAGE 5										
1131	37 ALBEMARLE AV	-1			-1					-1
1132	58 ALCINA AV		1		1					1
1133	58 ALCINA AV		1		1					1
1134	60 ALCINA AV		1		1					1
1135	60 ALCINA AV		1		1					1
1136	22 ALCORN AV		1		1					1
1137	24 ALCORN AV		1		1					1
1138	26 ALCORN AV		1		1					1
1139	28 ALCORN AV		1		1					1
1140	30 ALCORN AV		1		1					1
1141	32 ALCORN AV		1		1					1
1142	34 ALCORN AV		1		1					1
1143	36 ALCORN AV		1		1					1
1144	38 ALCORN AV		1		1					1
1145	38 A ALCORN AV		1		1					1
1146	40 ALCORN AV		1		1					1
1147	43 ALCORN AV		1		1					1
1148	44 ALCORN AV		1		1					1
1149	46 ALCORN AV		1		1					1
1150	48 ALCORN AV		1		1					1
1151	50 ALCORN AV		1		1					1
1152	52 ALCORN AV		1		1					1
1153	54 ALCORN AV		1		1					1

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 6												
1154	56 ALCORN AV		1			1						1
1155	58 ALCORN AV		1			1						1
1156	60 ALCORN AV		1			1						1
1157	62 ALCORN AV		1			1						1
1158	64 ALCORN AV		1			1						1
1159	66 ALCORN AV		1			1						1
1160	68 ALCORN AV		1			1						1
1161	70 ALCORN AV		1			1						1
1162	72 ALCORN AV		1			1						1
1163	74 ALCORN AV		1			1						1
1164	76 ALCORN AV		1			1						1
1165	78 ALCORN AV		1			1						1
1166	80 ALCORN AV		1			1						1
1167	82 ALCORN AV		1			1						1
1168	84 ALCORN AV		1			1						1
1169	86 ALCORN AV		1			1						1
1170	88 ALCORN AV		1			1						1
1171	90 ALCORN AV		1			1						1
1172	90 A ALCORN AV		1			1						1
1173	92 ALCORN AV		1			1						1
1174	92 A ALCORN AV		1			1						1
1175	94 ALCORN AV		1			1						1
1176	94 A ALCORN AV		1			1						1
1177	96 ALCORN AV		1			1						1
1178	96 A ALCORN AV		1			1						1
1179	98 ALCORN AV		1			1						1
1180	98 A ALCORN AV		1			1						1
1181	388 ANNETTE ST		1			1						1
1182	390 ANNETTE ST		1			1						1
1183	392 ANNETTE ST		1			1						1
1184	166 ASHDALE AV		1			1						1
1185	470 AVENUE RD			-28		-28						-28
1186	1380 AVENUE RD		1			1						1
1187	1380 A AVENUE RD		1			1						1
1188	1382 AVENUE RD		1			1						1
1189	1382 A AVENUE RD		1			1						1
1190	1384 AVENUE RD		1			1						1
1191	1386 AVENUE RD		1			1						1
1192	1388 AVENUE RD		1			1						1
1193	1370 AVENUE RD		1			1						1
1194	1372 AVENUE RD		1			1						1
1195	1374 AVENUE RD		1			1						1
1196	1376 AVENUE RD		1			1						1
1197	1378 AVENUE RD		1			1						1
1198	1380 AVENUE RD		1			1						1
1199	1382 AVENUE RD		1			1						1
1200	1384 AVENUE RD		1			1						1
1201	1386 AVENUE RD		1			1						1
1202	1388 AVENUE RD		1			1						1
1203	297 BALLIOL ST		-1			-1						-1
1204	299 BALLIOL ST		-1			-1						-1
1205	218 BALMORAL AV	1	1			2						2

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WD	MUNICIPAL ADDRESS		PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 5											
1206	162	BARTLETT AV	1			1					1
1207	188	BASTEDO AV	2	-1		1					1
1208	804	BATHURST ST		1		1					1
1209	34	BEACONSFIELD AV		1		1					1
1210	74	BEACONSFIELD AV	-4	2		-2					-2
1211	370	BERESFORD AV		1		1					1
1212	370	BERESFORD AV		1		1					1
1213	258	BERKELEY ST	3	-1		2					2
1214	11	BIGGAR AV		-1		-1					-1
1215	123	BIRCH AV		1		1					1
1216	2	BLACKTHORN AV		22		22					22
1217	50	BLOOMFIELD AV	1			1					1
1218	93	BROADVIEW AV	2	-1		1					1
1219	880	BROADVIEW AV	4			4					4
1220	240	BROADWAY AV		28		28					28
1221	528	BROCK AV	1			1					1
1222	70	BROOKFIELD ST		-2		-2					-2
1223	70	BROOKFIELD ST		2		2					2
1224	107	BROOKLYN AV	1			1					1
1225	21	BRUCE ST		1		1					1
1226	23	BRUCE ST		1		1					1
1227	25	BRUCE ST		1		1					1
1228	27	BRUCE ST		1		1					1
1229	8	BULLER AV		1		1					1
1230	51	CHESTNUT PK		1		1					1
1231	53	CHESTNUT PK	-4	1		-3					-3
1232	118	CHRISTIE ST		3		3					3
1233	840	CHRISTIE ST		1		1					1
1234	1	CLOSE AV	-2	1		-1					-1
1235	37	CLUNY DR		-3		-3					-3
1236	467	COLLEGE ST		-1		-1					-1
1237	585	COLLEGE ST		-3		-3					-3
1238	11	COLUMBINE AV	4	-2		2					2
1239	28	CRESCENT RD		-4		-4					-4
1240	94	CRESCENT RD	-14	-1		-15					-15
1241	283	DANFORTH AV		-1		-1					-1
1242	2820	DANFORTH AV		2		2					2
1243	14	DARRELL AV		1		1					1
1244	16	DARRELL AV		1		1					1
1245	18	DARRELL AV		1		1					1
1246	20	DARRELL AV		1		1					1
1247	22	DARRELL AV		1		1					1
1248	75	DAWES RD		1		1					1
1249	75 A	DAWES RD		1		1					1
1250	77	DAWES RD		1		1					1
1251	77 A	DAWES RD		1		1					1
1252	58	DONLANDS AV	1			1					1
1253	1102	DUNDAS ST W			-25	-25					-25
1254	1120	DUNDAS ST W			-24	-24					-24
1255	1227	DUNDAS ST W		-2		-2					-2
1256	1484	DUNDAS ST W		-1		-1					-1
1257	2108	DUNDAS ST W	1	1		2					2

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TO
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 6										
1256	2883 DUNDAS ST W	8	5		13					
1258	1903 DUPONT ST	1			1					
1260	483 DURIE ST		1		1					
1261	281 EGLINTON AV E		-2		-2					
1262	56 ELM AV		-2		-2					
1263	575 EUCLID AV	-2	1		-1					
1264	100 FOLLIS AV		1		1					
1265	116 GALLEY AV	2	-1		1					
1266	891 GERRARD ST E	2	-1		1					
1267	32 GIVINS ST		1		1					
1268	34 GIVINS ST		-1		-1					
1269	34 GIVINS ST		1		1					
1270	18 GLEBE RD W		-1		-1					
1271	20 GLEBE RD W		-1		-1					
1272	22 GLEBE RD W		-1		-1					
1273	228 GLEN RD		1		1					
1274	311 GLEN RD		1		1					
1275	242 GLENFOREST RD		1		1					
1276	244 GLENFOREST RD		1		1					
1277	248 GLENFOREST RD		1		1					
1278	248 GLENFOREST RD		1		1					
1279	250 GLENFOREST RD		1		1					
1280	252 GLENFOREST RD		1		1					
1281	358 HARBORD ST		-1		-1					
1282	360 HARBORD ST		-1		-1					
1283	1 HARVARD AV	1			1					
1284	304 HASTINGS AV		1		1					
1285	38 HAWARDEN CR		1		1					
1286	2 HAWTHORN GDNS	1	2		3					
1287	175 HEATH ST W		1		1					
1288	32 HELENDALE AV		1		1					
1289	32 A HELENDALE AV		1		1					
1290	34 HELENDALE AV		1		1					
1291	8 HIGH PARK BLVD	1	1		2					
1292	28 HIGH PARK BLVD	5	-3		2					
1293	141 HILLSDALE AV E		1		1					
1294	143 HILLSDALE AV E		1		1					
1295	505 HILLSDALE AV E		1		1					
1296	507 HILLSDALE AV E		1		1					
1297	23 HOCKEN AV	1	1		2					
1298	214 KEELE ST	-2	1		-1					
1299	47 KILDONAN RD		1		1					
1300	49 KILDONAN RD		1		1					
1301	51 KILDONAN RD		1		1					
1302	1280 KING ST W			31	31					
1303	1051 KINGSTON RD		1		1					
1304	85 LANGLEY AV	5	-3		2					
1305	148 LANGLEY AV	2	-1		1					
1306	276 LEE AV	-1			-1					
1307	135 LISGAR ST		-1		-1					
1308	219 LOGAN AV	1			1					
1309	898 LOGAN AV	1			1					

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 5												
1310	945 LOGAN AV			1		1						1
1311	101 LYALL AV	1				1						1
1312	85 MACDONELL AV			1		1						1
1313	87 MACDONELL AV			1		1						1
1314	145 MACDONELL AV			1		1						1
1315	6 MAIN ST			1		1						1
1316	216 MANNING AV			-1		-1						-1
1317	216 A MANNING AV			-1		-1						-1
1318	218 MANNING AV			-1		-1						-1
1319	916 MANNING AV			-1		-1						-1
1320	535 MARKHAM ST	3	-2			1						1
1321	83 MAVETY ST	3	-2			1						1
1322	10 MAYNARD AV											
1323	11 B MELBOURNE AV			1		1						0
1324	55 MELBOURNE AV	-4	2			-2						-2
1325	391 MERTON ST		-1			-1						-1
1326	8 MILLBROOK CR		1			1						1
1327	144 MONTROSE AV		1			1						1
1328	148 MONTROSE AV		1			1						1
1329	814 MOUNT PLEASANT RD		-1			-1						-1
1330	18 MOUNTVIEW AV		1			1						1
1331	18 MOUNTVIEW AV		1			1						1
1332	20 MOUNTVIEW AV		1			1						1
1333	11 MUIR AV	2	-1			1						1
1334	83 O'HARA AV		1			1						1
1335	83 O'HARA AV	-2				-2						-2
1336	17 OAKMOUNT RD		1			1						1
1337	17 A OAKMOUNT RD		1			1						1
1338	19 OAKMOUNT RD		1			1						1
1339	19 A OAKMOUNT RD		1			1						1
1340	139 OLD FOREST HILL RD		1			1						1
1341	2 ORIOLE RD		1			1						1
1342	4 ORIOLE RD		1			1						1
1343	8 ORIOLE RD		1			1						1
1344	8 ORIOLE RD		1			1						1
1345	10 ORIOLE RD		1			1						1
1346	12 ORIOLE RD		1			1						1
1347	13 OSSINGTON AV		-1			-1						-1
1348	210 PACIFIC AV		1			1						1
1349	388 PALMERSTON BLVD	2	1			3						3
1350	809 PALMERSTON BLVD	3				3						3
1351	133 PAPE AV		1			1						1
1352	135 PAPE AV		1			1						1
1353	135 A PAPE AV		1			1						1
1354	263 PAPE AV	1				1						1
1355	167 PARKSIDE DR	-3				-3						-3
1356	122 PEARSON AV	2	-1			1						1
1357	20 PENDRITH ST		-1			-1						-1
1358	6 PINE HILL RD	-3	1			-2						-2
1359	3 POPLAR PLAINS RD	1				1						1
1360	13 POPLAR PLAINS RD	-3	1			-2						-2
1361	1 QUARRY CT		1			1						1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

ND	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 5												
1362	2 QUARRY CT		1			1						1
1363	3 QUARRY CT		1			1						1
1364	4 QUARRY CT		1			1						1
1365	5 QUARRY CT		1			1						1
1366	6 QUARRY CT		1			1						1
1367	7 QUARRY CT		1			1						1
1368	8 QUARRY CT		1			1						1
1369	9 QUARRY CT		1			1						1
1370	10 QUARRY CT		1			1						1
1371	11 QUARRY CT		1			1						1
1372	12 QUARRY CT		1			1						1
1373	13 QUARRY CT		1			1						1
1374	14 QUARRY CT		1			1						1
1375	15 QUARRY CT		1			1						1
1376	16 QUARRY CT		1			1						1
1377	17 QUARRY CT		1			1						1
1378	18 QUARRY CT		1			1						1
1379	19 QUARRY CT		1			1						1
1380	20 QUARRY CT		1			1						1
1381	21 QUARRY CT		1			1						1
1382	22 QUARRY CT		1			1						1
1383	23 QUARRY CT		1			1						1
1384	24 QUARRY CT		1			1						1
1385	312 QUEBEC AV	6	-3			3						3
1386	1907 QUEEN ST E	7				7						7
1387	132 RANLEIGH AV		1			1						1
1388	136 RANLEIGH AV		1			1						1
1389	56 REDWOOD AV	2	-1			1						1
1390	183 RHODES AV		1			1						1
1391	185 RHODES AV		1			1						1
1392	102 RICHVIEW AV		-1			-1						-1
1393	7 RIDOUT ST		-1			-1						-1
1394	25 RIVERDALE AV	2	-1			1						1
1395	136 ROSEDALE VALLEY RD		1			1						1
1396	138 ROSEDALE VALLEY RD		1			1						1
1397	386 ROSEWELL AV	1				1						1
1398	53 ROXBOROUGH DR		1			1						1
1399	12 ROXTON RD			-14		-14						-14
1400	2 SANDSTONE LA		1			1						1
1401	22 SANDSTONE LA		1			1						1
1402	24 SANDSTONE LA		1			1						1
1403	28 SHERWOOD AV		-1			-1						-1
1404	28 SHERWOOD AV		1			1						1
1405	352 A SPADINA RD		1			1						1
1406	352 B SPADINA RD		1			1						1
1407	352 C SPADINA RD		1			1						1
1408	354 SPADINA RD	1	1			2						2
1409	356 SPADINA RD	1				1						1
1410	1053 SPADINA RD		1			1						1
1411	185 ST CLAIR AV W	-1				-1						-1
1412	499 ST CLAIR AV W	4	6			10						10
1413	707 ST CLAIR AV W						130	18			148	148

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	
STAGE 6										
1414	1746 ST CLAIR AV W		-1		-1					-1
1415	1748 ST CLAIR AV W		-1		-1					-1
1416	126 ST CLEMENTS AV		1		1					1
1417	128 ST CLEMENTS AV		1		1					1
1418	170 ST CLEMENTS AV		1		1					1
1419	172 ST CLEMENTS AV		1		1					1
1420	22 TORBRICK RD		1		1					1
1421	24 TORBRICK RD		1		1					1
1422	26 TORBRICK RD		1		1					1
1423	28 TORBRICK RD		1		1					1
1424	85 TYNDALL AV	1			1					1
1425	1 UNITY RD		1		1					1
1426	2 UNITY RD		1		1					1
1427	3 UNITY RD		1		1					1
1428	4 UNITY RD		1		1					1
1429	5 UNITY RD		1		1					1
1430	6 UNITY RD		1		1					1
1431	7 UNITY RD		1		1					1
1432	8 UNITY RD		1		1					1
1433	9 UNITY RD		1		1					1
1434	10 UNITY RD		1		1					1
1435	11 UNITY RD		1		1					1
1436	12 UNITY RD		1		1					1
1437	13 UNITY RD		1		1					1
1438	14 UNITY RD		1		1					1
1439	15 UNITY RD		1		1					1
1440	16 UNITY RD		1		1					1
1441	17 UNITY RD		1		1					1
1442	18 UNITY RD		1		1					1
1443	19 UNITY RD		1		1					1
1444	20 UNITY RD		1		1					1
1445	21 UNITY RD		1		1					1
1446	22 UNITY RD		1		1					1
1447	23 UNITY RD		1		1					1
1448	24 UNITY RD		1		1					1
1449	25 UNITY RD		1		1					1
1450	26 UNITY RD		1		1					1
1451	27 UNITY RD		1		1					1
1452	28 UNITY RD		1		1					1
1453	29 UNITY RD		1		1					1
1454	30 UNITY RD		1		1					1
1455	31 UNITY RD		1		1					1
1456	32 UNITY RD		1		1					1
1457	33 UNITY RD		1		1					1
1458	34 UNITY RD		1		1					1
1459	35 UNITY RD		1		1					1
1460	36 UNITY RD		1		1					1
1461	37 UNITY RD		1		1					1
1462	38 UNITY RD		1		1					1
1463	39 UNITY RD		1		1					1
1464	40 UNITY RD		1		1					1
1465	41 UNITY RD		1		1					1

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WD	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 1												
1465	42 UNITY RD		1			1						1
1467	43 UNITY RD		1			1						1
1468	44 UNITY RD		1			1						1
1469	45 UNITY RD		1			1						1
1470	46 UNITY RD		1			1						1
1471	47 UNITY RD		1			1						1
1472	48 UNITY RD		1			1						1
1473	49 UNITY RD		1			1						1
1474	144 VICTOR AV	2	-1			1						1
1475	55 WALKER AV		-1			-1						-1
1476	57 WALKER AV		1			1						1
1477	59 WALKER AV		1			1						1
1478	60 WALKER AV		-1			-1						-1
1479	91 WESTMINSTER AV		-1			-1						-1
1480	348 WITHROW AV	-2	1			-1						-1
1481	302 WOBURN AV		1			1						1
1482	304 WOBURN AV		1			1						1
1483	288 WOODBINE AV		1			1						1
1484	21 WOODLAWN AV E	-3	1			-2						-2
1485	65 WOODLAWN AV W		-1			-1						-1
1486	288 WRIGHT AV		1			1						1
1487	81 YARMOUTH RD		1			1						1
1488	1918 A YONGE ST		-1			-1						-1
1489	1940 YONGE ST	-1				-1						-1
TOTALS STAGE 1 :	CONSTRUCTION	86	334	31		483	130	18			148	611
	DEMOLITION	-52	-76	-81		-219						-219
	NET CHANGE	48	258	-80		244	130	18			148	392
STAGE 2												
1490	69 ALCORN AV		1			1						1
1491	71 ALCORN AV		1			1						1
1492	95 ALCORN AV		1			1						1
1493	97 ALCORN AV		1			1						1
1494	99 ALCORN AV		1			1						1
1495	101 ALCORN AV		1			1						1
1496	103 ALCORN AV		1			1						1
1497	105 ALCORN AV		1			1						1
1498	5 ARMSTRONG AV		1			1						1
1499	314 BATHURST ST		1			1						1
1500	12 BEATON AV		1			1						1
1501	136 BEDFORD PARK AV		2			2						2
1502	84 BIRCH AV		1			1						1
1503	86 BIRCH AV		1			1						1
1504	88 A BIRCH AV		1			1						1
1505	88 BIRCH AV		1			1						1
1506	84 BIRCH AV		1			1						1
1507	86 BIRCH AV		1			1						1
1508	88 A BIRCH AV		1			1						1
1509	88 BIRCH AV		1			1						1
1510	48 A BIRCH AV		1			1						1
1511	90 BIRCH AV		1			1						1
1512	133 BOOTH AV		1			1						1

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 6										
1513	135 BOOTH AV			1	1					1
1514	88 BOULTBEE AV			14	14					14
1515	30 BURTON RD			1	1					1
1516	1884 DAVENPORT RD			1	1					1
1517	1886 DAVENPORT RD			1	1					1
1518	1888 DAVENPORT RD			1	1					1
1519	1870 DAVENPORT RD			1	1					1
1520	1872 DAVENPORT RD			1	1					1
1521	1874 DAVENPORT RD			1	1					1
1522	1876 DAVENPORT RD			1	1					1
1523	1209 DUFFERIN ST			1	1					1
1524	84 ELVINA GDNS			1	1					1
1525	85 ELVINA GDNS			1	1					1
1526	86 ELVINA GDNS			1	1					1
1527	87 ELVINA GDNS			1	1					1
1528	88 ELVINA GDNS			1	1					1
1529	89 ELVINA GDNS			1	1					1
1530	88 GILGORM RD			1	1					1
1531	101 GLEN MANOR DR			20	20					20
1532	78 GLENFOREST RD			1	1					1
1533	83 GLENFOREST RD			1	1					1
1534	85 GLENFOREST RD			1	1					1
1535	73 GLENGOWAN RD			1	1					1
1536	138 GLENROSE AV			1	1					1
1537	71 GORMLEY AV			1	1					1
1538	73 GORMLEY AV			1	1					1
1539	73 A GORMLEY AV			1	1					1
1540	75 GORMLEY AV			1	1					1
1541	73 GREENSIDES AV	1	2		3					3
1542	842 HILLSDALE AV E			1	1					1
1543	115 HOGARTH AV			1	1					1
1544	80 KEELE ST			1	1					1
1545	82 KEELE ST			1	1					1
1546	84 KEELE ST			1	1					1
1547	86 KEELE ST			1	1					1
1548	133 KENILWORTH AV			1	1					1
1549	4 LONSDALE AV			1	1					1
1550	387 LONSDALE RD			1	1					1
1551	386 LONSDALE RD			1	1					1
1552	383 LONSDALE RD			1	1					1
1553	388 LONSDALE RD			1	1					1
1554	1 LOUNT ST			1	1					1
1555	2 LOUNT ST			1	1					1
1556	3 LOUNT ST			1	1					1
1557	4 LOUNT ST			1	1					1
1558	5 LOUNT ST			1	1					1
1559	6 LOUNT ST			1	1					1
1560	7 LOUNT ST			1	1					1
1561	8 LOUNT ST			1	1					1
1562	9 LOUNT ST			1	1					1
1563	10 LOUNT ST			1	1					1
1564	11 LOUNT ST			1	1					1

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	
STAGE 6										
1885	12 LOUNT ST		1		1					1
1886	13 LOUNT ST		1		1					1
1887	14 LOUNT ST		1		1					1
1888	15 LOUNT ST		1		1					1
1889	16 LOUNT ST		1		1					1
1870	17 LOUNT ST		1		1					1
1871	18 LOUNT ST		1		1					1
1872	19 LOUNT ST		1		1					1
1873	20 LOUNT ST		1		1					1
1874	21 LOUNT ST		1		1					1
1875	22 LOUNT ST		1		1					1
1876	23 LOUNT ST		1		1					1
1877	24 LOUNT ST		1		1					1
1878	25 LOUNT ST		1		1					1
1879	26 LOUNT ST		1		1					1
1880	27 LOUNT ST		1		1					1
1881	28 LOUNT ST		1		1					1
1882	29 LOUNT ST		1		1					1
1883	30 LOUNT ST		1		1					1
1884	31 LOUNT ST		1		1					1
1885	32 LOUNT ST		1		1					1
1886	33 LOUNT ST		1		1					1
1887	34 LOUNT ST		1		1					1
1888	35 LOUNT ST		1		1					1
1889	36 LOUNT ST		1		1					1
1890	37 LOUNT ST		1		1					1
1891	38 LOUNT ST		1		1					1
1892	39 LOUNT ST		1		1					1
1893	40 LOUNT ST		1		1					1
1894	41 LOUNT ST		1		1					1
1895	42 LOUNT ST		1		1					1
1896	43 LOUNT ST		1		1					1
1897	44 LOUNT ST		1		1					1
1898	45 LOUNT ST		1		1					1
1899	46 LOUNT ST		1		1					1
1900	120 MANNING AV		1		1					1
1901	214 MARKHAM ST		1		1					1
1902	216 MARKHAM ST		1		1					1
1903	218 MARKHAM ST		1		1					1
1904	59 MARMOT ST		1		1					1
1905	30 MAUGHAN CR		1		1					1
1906	32 MAUGHAN CR		1		1					1
1907	529 MELITA CR	1	1		2					2
1908	531 MELITA CR	2			2					2
1909	533 MELITA CR	1	1		2					2
1910	535 MELITA CR	1	1		2					2
1911	537 MELITA CR	1	1		2					2
1912	539 MELITA CR	1	1		2					2
1913	541 MELITA CR	1	1		2					2
1914	543 MELITA CR	1	1		2					2
1915	545 MELITA CR	1	1		2					2
1916	547 MELITA CR	1	1		2					2

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS		TOTAL	NON-FAMILY UNITS	FAMILY UNITS		TOTAL	
			SUITABLE FOR CHILDREN YES	SUITABLE FOR CHILDREN NO			SUITABLE FOR CHILDREN YES	SUITABLE FOR CHILDREN NO		
STAGE 4										
1817	549 MELITA CR		1		1					1
1818	551 MELITA CR		1		1					1
1819	553 MELITA CR		1		1					1
1820	555 MELITA CR		1		1					1
1821	557 MELITA CR		1		1					1
1822	559 MELITA CR		1		1					1
1823	561 MELITA CR		1		1					1
1824	563 MELITA CR		1		1					1
1825	565 MELITA CR		1		1					1
1826	567 MELITA CR		1		1					1
1827	569 MELITA CR		1		1					1
1828	571 MELITA CR		1		1					1
1829	573 MELITA CR		1		1					1
1830	567 MELITA CR		1		1					1
1831	589 MELITA CR		1		1					1
1832	591 MELITA CR		1		1					1
1833	593 MELITA CR		1		1					1
1834	595 MELITA CR		1		1					1
1835	597 MELITA CR		1		1					1
1836	599 MELITA CR		1		1					1
1837	601 MELITA CR		1		1					1
1838	603 MELITA CR		1		1					1
1839	605 MELITA CR		1		1					1
1840	1023 MOUNT PLEASANT RD		1		1					1
1841	59 ORIOLE RD		1		1					1
1842	59 A ORIOLE RD		1		1					1
1843	59 B ORIOLE RD		1		1					1
1844	13 OSBORNE AV		2		2					2
1845	15 OSBORNE AV		2		2					2
1846	528 OSSINGTON AV		1		1					1
1847	528 OSSINGTON AV		1		1					1
1848	530 OSSINGTON AV		1		1					1
1849	147 PALMERSTON AV		1		1					1
1850	149 PALMERSTON AV		1		1					1
1851	151 PALMERSTON AV		1		1					1
1852	151 A PALMERSTON AV		1		1					1
1853	513 SALEM AV N		1		1					1
1854	1 SANDSTONE LA		1		1					1
1855	3 SANDSTONE LA		1		1					1
1856	5 SANDSTONE LA		1		1					1
1857	6 SANDSTONE LA		1		1					1
1858	7 SANDSTONE LA		1		1					1
1859	8 SANDSTONE LA		1		1					1
1860	9 SANDSTONE LA		1		1					1
1861	10 SANDSTONE LA		1		1					1
1862	11 SANDSTONE LA		1		1					1
1863	12 SANDSTONE LA		1		1					1
1864	13 SANDSTONE LA		1		1					1
1865	14 SANDSTONE LA		1		1					1
1866	16 SANDSTONE LA		1		1					1
1867	18 SANDSTONE LA		1		1					1
1868	17 SANDSTONE LA		1		1					1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 8										
1869	16 SANDSTONE LA		1		1					1
1870	18 SANDSTONE LA		1		1					1
1871	20 SANDSTONE LA		1		1					1
1872	21 SANDSTONE LA		1		1					1
1873	22 SANDSTONE LA		1		1					1
1874	23 SANDSTONE LA		1		1					1
1875	24 SANDSTONE LA		1		1					1
1876	25 SANDSTONE LA		1		1					1
1877	26 SANDSTONE LA		1		1					1
1878	27 SANDSTONE LA		1		1					1
1879	28 SANDSTONE LA		1		1					1
1880	29 SANDSTONE LA		1		1					1
1881	30 SANDSTONE LA		1		1					1
1882	31 SANDSTONE LA		1		1					1
1883	32 SANDSTONE LA		1		1					1
1884	33 SANDSTONE LA		1		1					1
1885	34 SANDSTONE LA		1		1					1
1886	35 SANDSTONE LA		1		1					1
1887	36 SANDSTONE LA		1		1					1
1888	38 SANDSTONE LA		1		1					1
1889	40 SANDSTONE LA		1		1					1
1890	34 SHAFTESBURY AV		1		1					1
1891	147 SHERWOOD AV		1		1					1
1892	9 SOUTHPORT ST		1		1					1
1893	11 SOUTHPORT ST		1		1					1
1894	13 SOUTHPORT ST		1		1					1
1895	15 SOUTHPORT ST		1		1					1
1896	17 SOUTHPORT ST		1		1					1
1897	19 SOUTHPORT ST		1		1					1
1898	21 SOUTHPORT ST		1		1					1
1899	23 SOUTHPORT ST		1		1					1
1900	25 SOUTHPORT ST		1		1					1
1901	27 SOUTHPORT ST		1		1					1
1902	29 SOUTHPORT ST		1		1					1
1903	31 SOUTHPORT ST		1		1					1
1904	65 ST CLAIR AV W	30		132	162					162
1905	221 ST CLEMENTS AV		1		1					1
1906	29 TORBRICK RD		1		1					1
1907	32 TORBRICK RD		1		1					1
1908	34 TORBRICK RD		1		1					1
1909	36 TORBRICK RD		1		1					1
1910	38 TORBRICK RD		1		1					1
1911	40 TORBRICK RD		1		1					1
1912	42 TORBRICK RD		1		1					1
1913	44 TORBRICK RD		1		1					1
1914	46 TORBRICK RD		1		1					1
1915	48 TORBRICK RD		1		1					1
1916	50 TORBRICK RD		1		1					1
1917	52 TORBRICK RD		1		1					1
1918	54 TORBRICK RD		1		1					1
1919	56 TORBRICK RD		1		1					1
1920	58 TORBRICK RD		1		1					1

CITY MONITOR 82 - RESIDENTIAL DEVELOPMENT (1981) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	
STAGE 6										
1721	80 TORBRICK RD		1		1					1
1722	82 TORBRICK RD		1		1					1
1723	84 TORBRICK RD		1		1					1
1724	86 TORBRICK RD		1		1					1
1725	88 TORBRICK RD		1		1					1
1726	70 TORBRICK RD		1		1					1
1727	72 TORBRICK RD		1		1					1
1728	74 TORBRICK RD		1		1					1
1729	76 TORBRICK RD		1		1					1
1730	80 TORBRICK RD		1		1					1
1731	82 TORBRICK RD		1		1					1
1732	84 TORBRICK RD		1		1					1
1733	86 TORBRICK RD		1		1					1
1734	88 TORBRICK RD		1		1					1
1735	90 TORBRICK RD		1		1					1
1736	92 TORBRICK RD		1		1					1
1737	94 TORBRICK RD		1		1					1
1738	96 TORBRICK RD		1		1					1
1739	98 TORBRICK RD		1		1					1
1740	100 TORBRICK RD		1		1					1
1741	102 TORBRICK RD		1		1					1
1742	104 TORBRICK RD		1		1					1
1743	106 TORBRICK RD		1		1					1
1744	108 TORBRICK RD		1		1					1
1745	110 TORBRICK RD		1		1					1
1746	112 TORBRICK RD		1		1					1
1747	114 TORBRICK RD		1		1					1
1748	116 TORBRICK RD		1		1					1
1749	118 TORBRICK RD		1		1					1
1750	120 TORBRICK RD		1		1					1
1751	1 VALIPOR PL		1		1					1
1752	2 VALIPOR PL		1		1					1
1753	3 VALIPOR PL		1		1					1
1754	4 VALIPOR PL		1		1					1
1755	5 VALIPOR PL		1		1					1
1756	6 VALIPOR PL		1		1					1
1757	7 VALIPOR PL		1		1					1
1758	8 VALIPOR PL		1		1					1
1759	9 VALIPOR PL		1		1					1
1760	10 VALIPOR PL		1		1					1
1761	11 VALIPOR PL		1		1					1
1762	12 VALIPOR PL		1		1					1
1763	13 VALIPOR PL		1		1					1
1764	14 VALIPOR PL		1		1					1
1765	15 VALIPOR PL		1		1					1
1766	16 VALIPOR PL		1		1					1
1767	17 VALIPOR PL		1		1					1
1768	18 VALIPOR PL		1		1					1
1769	19 VALIPOR PL		1		1					1
1770	20 VALIPOR PL		1		1					1
1771	21 VALIPOR PL		1		1					1
1772	23 VALIPOR PL		1		1					1

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NO	MUNICIPAL ADDRESS		PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 6											
1773	23	VALIFOR PL		1		1					1
1774	24	VALIFOR PL		1		1					1
1775	25	VALIFOR PL		1		1					1
1776	26	VALIFOR PL		1		1					1
1777	27	VALIFOR PL		1		1					1
1778	28	VALIFOR PL		1		1					1
1779	30	VALIFOR PL		1		1					1
1780	33	VALIFOR PL		1		1					1
1781	52	WOODLAWN AV W		1		1					1
1782	54	WOODLAWN AV W		1		1					1
1783	19	WYCHCREST AV		1		1					1
1784	21	WYCHCREST AV		1		1					1
1785	23	WYCHCREST AV		1		1					1
1786	25	WYCHCREST AV		1		1					1
1787	27	WYCHCREST AV		1		1					1
1788	29	WYCHCREST AV		1		1					1
1789	31	WYCHCREST AV		1		1					1
1790	33	WYCHCREST AV		1		1					1
1791	35	WYCHCREST AV		1		1					1
1792	37	WYCHCREST AV		1		1					1
1793	39	WYCHCREST AV		1		1					1
1794	41	WYCHCREST AV		1		1					1
1795	43	WYCHCREST AV		1		1					1
1796	45	WYCHCREST AV		1		1					1
1797	47	WYCHCREST AV		1		1					1
1798	49	WYCHCREST AV		1		1					1
1799	51	WYCHCREST AV		1		1					1
1800	53	WYCHCREST AV		1		1					1
1801	55	WYCHCREST AV		1		1					1
1802	57	WYCHCREST AV		1		1					1
1803	59	WYCHCREST AV		1		1					1
1804	61	WYCHCREST AV		1		1					1
1805	63	WYCHCREST AV		1		1					1
1806	1248	YONGE ST	5			5					5
TOTALS STAGE 6 :		CONSTRUCTION	39	350	132	521					521
		DEMOLITION									
		NET CHANGE	39	350	132	521					521
STAGE 7											
1807	18	ALCINA AV		1		1					1
1808	58	ALCINA AV		-1		-1					-1
1809	60	ALCINA AV		-1		-1					-1
1810	43	ALCORN AV		-1		-1					-1
1811	188	ARNDALE AV	-1			-1					-1
1812	318	AVENUE RD		8		8					8
1813	1370	AVENUE RD		-8		-8					-8
1814	1374	AVENUE RD		-8		-8					-8
1815	1378	AVENUE RD		-8		-8					-8
1816	1382	AVENUE RD		-8		-8					-8
1817	1388	AVENUE RD		-8		-8					-8
1818	431	BALLIOL ST	-1	2		1					1
1819	888	BALLIOL ST	-1			-1					-1

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 7										
1820	555 BALLIOL ST		1		1					1
1821	714 BALLIOL ST		1		1					1
1822	718 BALLIOL ST		1		1					1
1823	1044 BATHURST ST	2		-1	1					1
1824	1585 BATHURST ST		1		1					1
1825	1587 BATHURST ST		1		1					1
1826	1589 BATHURST ST		1		1					1
1827	1671 BATHURST ST		1		1					1
1828	15 A BATTENBERG AV		2		2					2
1829	98 BEECH AV			-1	-1					-1
1830	105 BELSIZE DR			-1	-1					-1
1831	370 BERESFORD AV			-1	-1					-1
1832	2 BLACKTHORN AV			-1	-1					-1
1833	133 BOOTH AV			-1	-1					-1
1834	135 BOOTH AV			-1	-1					-1
1835	145 BOOTH AV			-2	-2					-2
1836	151 BOOTH AV			-2	-2					-2
1837	45 BOULTON AV			-1	-1					-1
1838	155 BOULTON AV		1		1					1
1839	190 BOULTON AV		1		1					1
1840	192 BOULTON AV		1		1					1
1841	31 BOWOOD AV		1		1					1
1842	33 BOWOOD AV		1		1					1
1843	235 BOWOOD AV			-1	-1					-1
1844	158 BRANDON AV			-1	-1					-1
1845	318 BROADVIEW AV			-1	-1					-1
1846	320 BROADVIEW AV			-1	-1					-1
1847	740 BROADVIEW AV			-1	-1					-1
1848	880 BROADVIEW AV			-1	-1					-1
1849	230 BROADWAY AV			-1	-1					-1
1850	232 BROADWAY AV			-1	-1					-1
1851	236 BROADWAY AV			-1	-1					-1
1852	240 BROADWAY AV	-8			-8					-8
1853	244 BROADWAY AV			-1	-1					-1
1854	248 BROADWAY AV			-1	-1					-1
1855	9 BULLER AV			-1	-1					-1
1856	522 CARLAW AV	2		-1	1					1
1857	45 CASTLEFIELD AV		1		1					1
1858	45 A CASTLEFIELD AV		1		1					1
1859	49 CASTLEFIELD AV			-1	-1					-1
1860	555 CASTLEFIELD AV			-1	-1					-1
1861	59 CASTLEWOOD RD			-1	-1					-1
1862	13 CLARENDON AV		1		1					1
1863	15 CLARENDON AV		1		1					1
1864	284 CLINTON ST	2			2					2
1865	22 CRESCENT RD		1		1					1
1866	24 CRESCENT RD		1		1					1
1867	15 DE LISLE AV			-1	-1					-1
1868	788 DUNDAS ST W		1		1					1
1869	1744 DUNDAS ST W		2		2					2
1870	802 DUPONT ST			-1	-1					-1
1871	804 DUPONT ST			-1	-1					-1

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7												
1872	806 DUPONT ST		-1			-1						-1
1873	28 EGAN AV		1			1						1
1874	288 EGLINTON AV W	-2				-2						-2
1875	288 EGLINTON AV W	-2				-2						-2
1876	892 EGLINTON AV W		-1			-1						-1
1877	55 ELVINA GDNS		-1			-1						-1
1878	787 EUCLID AV	1				1						1
1879	25 FIRST AV		1			1						1
1880	32 GEARY AV		-1			-1						-1
1881	182 GEARY AV		-1			-1						-1
1882	188 GEARY AV	-1				-1						-1
1883	806 GERRARD ST E		-1			-1						-1
1884	2287 GERRARD ST E						-13	6		-7		-7
1885	43 GILGORM RD		-1			-1						-1
1886	430 GLADSTONE AV		1			1						1
1887	311 GLEN RD		-1			-1						-1
1888	381 GLENCAIRN AV		1			1						1
1889	63 GLENFOREST RD		-1			-1						-1
1890	65 GLENFOREST RD		-1			-1						-1
1891	138 GLENROSE AV		-1			-1						-1
1892	87 GOLFVIEW AV	1				1						1
1893	89 GOLFVIEW AV	1				1						1
1894	73 GORMLEY AV		-1			-1						-1
1895	135 GREENLAW AV		-1			-1						-1
1896	137 GREENLAW AV		-2			-2						-2
1897	139 GREENLAW AV		-1			-1						-1
1898	141 GREENLAW AV		-1			-1						-1
1899	143 GREENLAW AV		-1			-1						-1
1900	51 HARCOURT AV	-2	1			-1						-1
1901	38 HAWARDEN CR		-1			-1						-1
1902	301 HEATH ST W		1			1						1
1903	32 HELENDALE AV		-1			-1						-1
1904	34 HELENDALE AV		-1			-1						-1
1905	203 HEWARD AV	-3	-1			-3						-3
1906	143 HILLSDALE AV E		-1			-1						-1
1907	376 HILLSDALE AV E		1			1						1
1908	482 HILLSDALE AV E		-1			-1						-1
1909	500 HILLSDALE AV E		-1			-1						-1
1910	518 HILLSDALE AV E		-1			-1						-1
1911	687 HILLSDALE AV E		-1			-1						-1
1912	34 HOWLAND RD	1				1						1
1913	281 INDIAN RD	1				1						1
1914	588 JONES AV	2				2						2
1915	384 KEEWATIN AV		-1			-1						-1
1916	173 KENILWORTH AV		1			1						1
1917	178 KENILWORTH AV		1			1						1
1918	88 LAKEVIEW AV	4	-2			2						2
1919	77 LANSLEY AV		1			1						1
1920	118 LANSLEY AV		-2			-2						-2
1921	174 LESLIE ST						91			91		91
1922	359 LONSDALE RD		-1			-1						-1
1923	381 LONSDALE RD		-1			-1						-1

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WD	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS			GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	TOTAL	
STAGE 7									
1924	88 LYNDHURST AV		-1	-1					-1
1925	1 LYNWOOD AV		1	1					1
1926	1 A LYNWOOD AV		1	1					1
1927	1 B LYNWOOD AV		1	1					1
1928	1 C LYNWOOD AV		1	1					1
1929	331 MACPHERSON AV	1		1					1
1930	188 MARION ST		-1	-1					-1
1931	418 MARKHAM ST	4	-2	2					2
1932	88 MARMOT ST		-1	-1					-1
1933	82 MARMOT ST		-1	-1					-1
1934	143 MEDLAND ST	1		1					1
1935	11 A MELBOURNE AV		1	1					1
1936	46 MELGUND RD		1	1					1
1937	47 MELGUND RD		1	1					1
1938	51 MELGUND RD		1	1					1
1939	145 MERTON ST		-1	-1					-1
1940	147 MERTON ST		-1	-1					-1
1941	553 MERTON ST		-1	-1					-1
1942	585 MERTON ST		-1	-1					-1
1943	586 MERTON ST		1	1					1
1944	712 MERTON ST		1	1					1
1945	737 MERTON ST		1	1					1
1946	738 MERTON ST		1	1					1
1947	78 MILLER ST		-2	-2					-2
1948	77 MILLER ST		-1	-1					-1
1949	79 MILLER ST		-1	-1					-1
1950	81 MILLER ST		-1	-1					-1
1951	119 MONTGOMERY AV		1	1					1
1952	121 MONTGOMERY AV		1	1					1
1953	123 MONTGOMERY AV		1	1					1
1954	144 MONTROSE AV		-1	-1					-1
1955	148 MONTROSE AV		-1	-1					-1
1956	421 MOUNT PLEASANT RD		-1	-1					-1
1957	423 MOUNT PLEASANT RD		-1	-1					-1
1958	425 MOUNT PLEASANT RD		-1	-1					-1
1959	427 MOUNT PLEASANT RD		-1	-1					-1
1960	429 MOUNT PLEASANT RD		-1	-1					-1
1961	431 MOUNT PLEASANT RD		-1	-1					-1
1962	17 NANTON AV			-1					-1
1963	5 NORTHCLIFFE BLVD	5	-1	-35	-35				-35
1964	122 OLD FORESTY HILL RD		1	4	4				4
1965	27 ORIOLE PKWY	-2	-1	1	1				1
1966	350 ORIOLE PKWY	1		-3	-3				-3
1967	15 OSBORNE AV		-1	1	1				1
1968	387 PALMERSTON BLVD	-3	1	-1	-1				-1
1969	388 PALMERSTON BLVD	-3	1	-2	-2				-2
1970	388 PAPE AV			-2	-2				-2
1971	387 PAPE AV	1				138		138	139
1972	788 PAPE AV		-1	1	1				1
1973	35 PLEASANT BLVD		-1	-1	-1				-1
1974	73 PLEASANT BLVD		-2	-1	-1				-1
1975	75 PLEASANT BLVD		-2	-2	-2				-2
				-2	-2				-2

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NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7												
1976	77 PLEASANT BLVD		-2			-2						-2
1977	79 PLEASANT BLVD		-1			-1						-1
1978	81 PLEASANT BLVD		-1			-1						-1
1979	173 QUEBEC AV		3			3						3
1980	173 QUEBEC AV	1				1						1
1981	1032 QUEEN ST E	1				1						1
1982	1388 QUEEN ST E		-1			-1						-1
1983	1842 QUEEN ST E		1			1						1
1984	1980 QUEEN ST E	-5	1			-4						-4
1985	2088 QUEEN ST E		1			1						1
1986	133 RANLEIGH AV		-1			-1						-1
1987	136 RANLEIGH AV		-1			-1						-1
1988	489 RHODES AV		-1			-1						-1
1989	386 ROEHAMPTON AV		-1			-1						-1
1990	188 ROHAN AV		-1			-1						-1
1991	189 ROHAN AV		-1			-1						-1
1992	203 ROHAN AV		-1			-1						-1
1993	73 RONCESVALLES AV	-2	4			2						2
1994	62 ROSEHILL AV		-1			-1						-1
1995	64 ROSEHILL AV		-1			-1						-1
1996	68 ROSEHILL AV		-1			-1						-1
1997	68 ROSEHILL AV		-1			-1						-1
1998	70 ROSEHILL AV		-1			-1						-1
1999	72 ROSEHILL AV		-2			-2						-2
2000	74 ROSEHILL AV		-1			-1						-1
2001	76 ROSEHILL AV		-1			-1						-1
2002	78 ROSEHILL AV		-2			-2						-2
2003	73 ROSLIN AV		1			1						1
2004	113 ROSLIN AV		-1			-1						-1
2005	58 ROWANWOOD AV		1			1						1
2006	71 ROXBOROUGH DR		1			1						1
2007	41 SHERWOOD AV		-1			-1						-1
2008	108 SHERWOOD AV		-1			-1						-1
2009	163 SILVERTHORN AV		-1			-1						-1
2010	415 SOUDAN AV		-1			-1						-1
2011	416 SOUDAN AV		1			1						1
2012	800 SOUDAN AV		-1			-1						-1
2013	800 SOUDAN AV		1			1						1
2014	1003 SPADINA RD		-1			-1						-1
2015	1075 SPADINA RD		1			1						1
2016	176 ST CLEMENTS AV		-1			-1						-1
2017	205 ST GERMAIN AV		-1			-1						-1
2018	134 STIBBARD AV	-2	1			-1						-1
2019	183 SUNNYSIDE AV	1				1						1
2020	72 TIVERTON AV	-1				-1						-1
2021	1 WALDER AV		1			1						1
2022	407 WALMER RD			16		16						16
2023	274 WOBURN AV		-1			-1						-1
2024	302 WOBURN AV		-1			-1						-1
2025	304 WOBURN AV		-1			-1						-1

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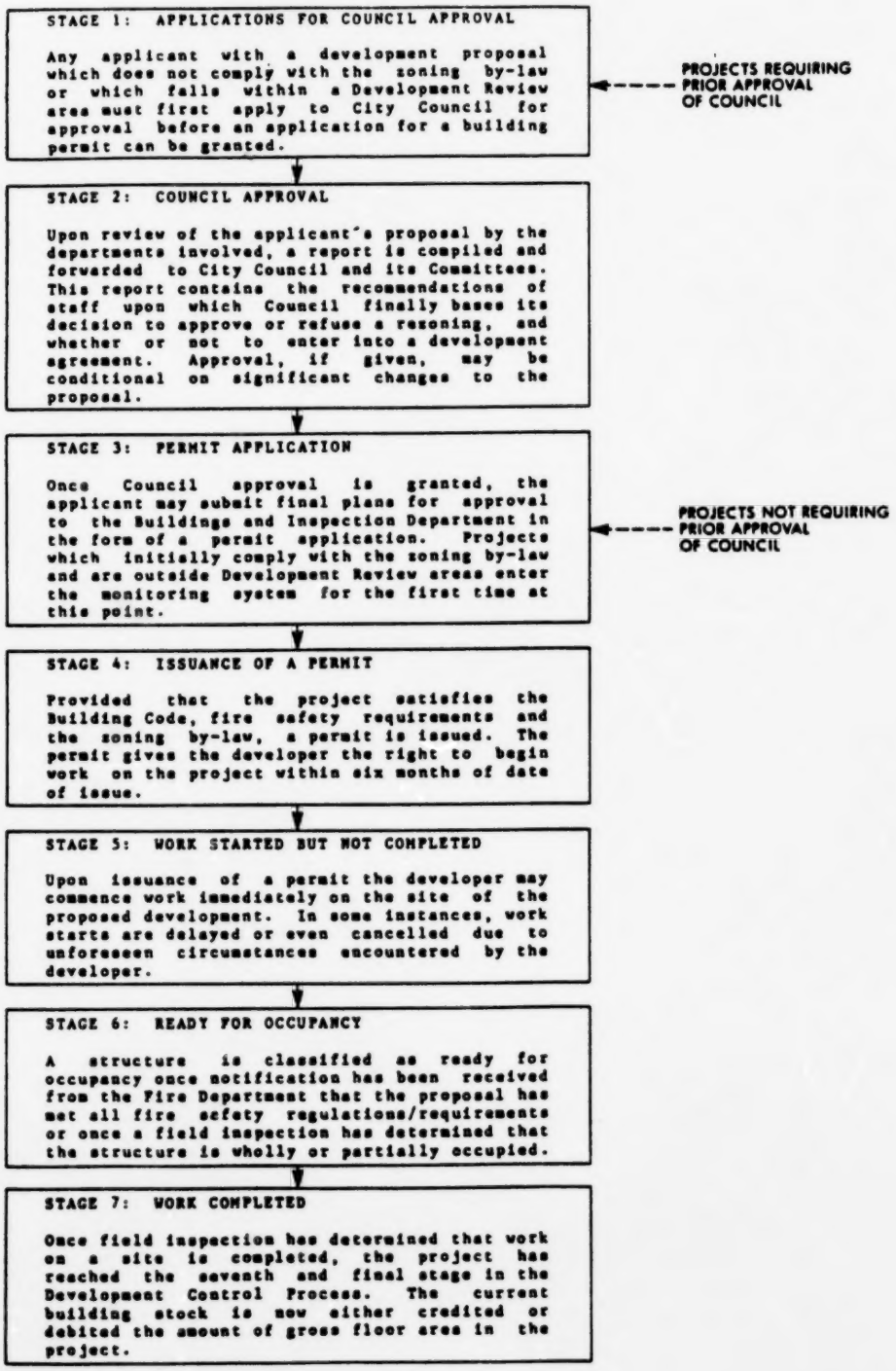
NO	MUNICIPAL ADDRESS		PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
TOTALS STAGE 7 :		CONSTRUCTION	33	80	16		129	230		8		238	388
		DEMOLITION	-38	-155	-25		-218	-13				-13	-231
		NET CHANGE	-5	-75	-9		-89	217		8		223	134
OUTER CITY TOTAL ALL STAGES:		CONSTRUCTION	1474	1041	945	405	3865	2210	196	46	156	2608	8474
		DEMOLITION	-260	-342	-128		-718	-13				-13	-731
		NET CHANGE	1224	699	819	405	3148	2197	196	46	156	2595	5743
TOTALS ALL AREAS TOTALS ALL CITY		CONSTRUCTION	4857	1844	7782	405	14889	4005	495	809	218	5328	20227
		DEMOLITION	-414	-550	-167		-1131	-13				-13	-1144
		NET CHANGE	4443	1294	7825	405	13758	3992	495	809	218	5315	19083

APPENDIX 2.1

STAGES IN MONITORING DEVELOPMENT*


STAGE 1: APPLICATIONS FOR COUNCIL APPROVAL
Any applicant with a development proposal which does not comply with the zoning by-law or which falls within a Development Review area must first apply to City Council for approval before an application for a building permit can be granted.
PROJECTS REQUIRING PRIOR APPROVAL OF COUNCIL
STAGE 2: COUNCIL APPROVAL
Upon review of the applicant's proposal by the departments involved, a report is compiled and forwarded to City Council and its Committees. This report contains the recommendations of staff upon which Council finally bases its decision to approve or refuse a rezoning, and whether or not to enter into a development agreement. Approval, if given, may be conditional on significant changes to the proposal.
STAGE 3: PERMIT APPLICATION
Once Council approval is granted, the applicant may submit final plans for approval to the Buildings and Inspection Department in the form of a permit application. Projects which initially comply with the zoning by-law and are outside Development Review areas enter the monitoring system for the first time at this point.
PROJECTS NOT REQUIRING PRIOR APPROVAL OF COUNCIL
STAGE 4: ISSUANCE OF A PERMIT
Provided that the project satisfies the Building Code, fire safety requirements and the zoning by-law, a permit is issued. The permit gives the developer the right to begin work on the project within six months of date of issue.
STAGE 5: WORK STARTED BUT NOT COMPLETED
Upon issuance of a permit the developer may commence work immediately on the site of the proposed development. In some instances, work starts are delayed or even cancelled due to unforeseen circumstances encountered by the developer.
STAGE 6: READY FOR OCCUPANCY
A structure is classified as ready for occupancy once notification has been received from the Fire Department that the proposal has met all fire safety regulations/requirements or once a field inspection has determined that the structure is wholly or partially occupied.
STAGE 7: WORK COMPLETED
Once field inspection has determined that work on a site is completed, the project has reached the seventh and final stage in the Development Control Process. The current building stock is now either credited or debited the amount of gross floor area in the project.

* DEVELOPMENT RELATES TO CONSTRUCTION, DEMOLITION AND ALTERATION ACTIVITY

STATUS OF RESIDENTIAL DEVELOPMENT - CENTRAL CORE (as of January 1, 1982)

Stage	Activity	PRIVATE Non-Family	PRIVATE Family *S.F.C.	PRIVATE Family Other	Total Private	ASSISTED Non-Family	ASSISTED Family *S.F.C.	ASSISTED Family Other	Total Assisted	Grand Totals	% Assisted of Grand Total
Applications Not Approved (Stages 1&3)	Construction	1,144	41	1,397	2,582	548	--	122	670	3,252	20.6
	Demolition	-16	-20	-22	-58	--	--	--	--	-58	
	Net Change	1,128	21	1,375	2,524	548	--	122	670	3,194	
Approvals (Stages 2&4)	Construction	722	12	1,028	1,762	254	--	--	254	2,016	12.6
	Demolition	-20	-11	--	-31	--	--	--	--	-31	
	Net Change	702	1	1,028	1,731	254	--	--	254	1,985	
Under Construction (Stage 5)	Construction	614	53	1,774	2,441	285	5	76	366	2,807	13.0
	Demolition	-46	-4	-5	-55	--	--	--	--	-55	
	Net Change	568	49	1,769	2,386	285	5	76	366	2,752	
Work Completed (Stages 6&7)	Construction	161	42	332	535	--	--	--	--	876	--
	Demolition	-11	-13	-11	-35	--	--	--	--	-41	
	Net Change	150	29	321	500	--	--	--	--	835	
1980 Completions	Construction	239	30	371	640	184	12	40	236	1,951	26.9
	Demolition	-8	-33	--	-41	--	--	--	--	-16	
	Net Change	231	-3	371	599	184	12	40	236	1,935	
1979 Completions	Construction	1,282	26	618	1,926	25	--	--	25	809	1.3
	Demolition	-3	-13	--	-16	--	--	--	--	-12	
	Net Change	1,279	13	618	1,910	25	--	--	25	797	
1978 Completions	Construction	473	44	292	809	--	--	--	--	809	--
	Demolition	--	-12	--	-12	--	--	--	--	-12	
	Net Change	473	32	292	797	--	--	--	--	797	
1977 Completions	Construction	--	3	--	3	--	--	--	--	3	--
	Demolition	-10	-16	--	-26	--	--	--	--	-26	
	Net Change	-10	-13	--	-23	--	--	--	--	-23	
1976 Completions	Construction	--	2	--	2	--	--	--	--	2	—
	Demolition	-11	-3	--	-14	--	--	--	--	-14	
	Net Change	-11	-1	--	-12	--	--	--	--	-12	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	3,491	212	4,415	8,118	748	17	116	881	8,999	9.8
	Demolition	-109	-105	-16	-230	--	--	--	--	-230	
	Net Change	3,382	107	4,399	7,888	748	17	116	881	8,769	

APPENDIX 2.3

STATUS OF RESIDENTIAL DEVELOPMENT - RESIDUAL CENTRAL AREA (as of January 1, 1982)

Stage	Activity	PRIVATE Non-Family	PRIVATE Family *S.F.C.	PRIVATE Family Other	Total Private	ASSISTED Non-Family	ASSISTED Family *S.F.C.	ASSISTED Family Other	Total Assisted	Grand Totals	% Assisted of Grand Total
Applications Not Approved (Stages 1&3)	Construction	287	92	950	1,329	88	34	90	212	1,541	13.7
	Demolition	-9	-22	--	-31	--	--	--	--	-31	
	Net Change	278	70	950	1,298	88	34	90	212	1,510	
Approvals (Stages 2&4)	Construction	301	134	1,141	1,576	11	18	--	29	1,605	1.8
	Demolition	-1	-18	--	-19	--	--	--	--	-19	
	Net Change	300	116	1,141	1,557	11	18	--	29	1,586	
Under Construction (Stage 5)	Construction	84	174	183	441	431	128	242	801	1,242	64.5
	Demolition	-37	-36	-3	-76	--	--	--	--	-76	
	Net Change	47	138	180	365	431	128	242	801	1,166	
Work Completed (Stages 6&7)	Construction	70	255	42	367	178	115	95	388	755	51.4
	Demolition	-24	-84	--	-108	--	--	--	--	-108	
	Net Change	46	171	42	259	178	115	95	388	647	
1980 Completions	Construction	63	66	15	144	457	63	93	613	757	81.0
	Demolition	-10	-34	--	-44	--	--	--	--	-44	
	Net Change	53	32	15	100	457	63	93	613	713	
1979 Completions	Construction	779	225	343	1,347	1,217	240	118	1,575	2,922	53.9
	Demolition	-30	-30	-15	-75	--	--	--	--	-75	
	Net Change	749	195	328	1,272	1,217	240	118	1,575	2,847	
1978 Completions	Construction	97	38	--	135	404	46	40	490	625	78.4
	Demolition	-14	-40	--	-54	--	--	--	--	-54	
	Net Change	83	-2	--	81	404	46	40	490	571	
1977 Completions	Construction	83	66	10	159	279	22	1	302	461	65.5
	Demolition	--	-37	--	-37	--	--	--	--	-37	
	Net Change	83	29	10	122	279	22	1	302	424	
1976 Completions	Construction	3	44	--	47	--	--	--	--	47	--
	Demolition	--	-21	--	-21	--	--	--	--	-21	
	Net Change	3	23	--	26	--	--	--	--	26	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	1,480	1,002	1,734	4,216	2,977	632	589	4,198	8,414	49.9
	Demolition	-116	-300	-18	-434	--	--	--	--	-434	
	Net Change	1,364	702	1,716	3,782	2,977	632	589	4,198	7,980	

APPENDIX 2.4

STATUS OF RESIDENTIAL DEVELOPMENT - OUTER CITY (as of January 1, 1982)

Stage	Activity	PRIVATE Non-Family	PRIVATE Family *S.F.C.	PRIVATE Family Other	Total Private	ASSISTED Non-Family	ASSISTED Family *S.F.C.	ASSISTED Family Other	Total Assisted	Grand Totals	% Assisted of Grand Total
Applications Not Approved (Stages 1&3)	Construction	832	111	556	1,499	568	145	118	831	2,330	35.7
	Demolition	-63	-42	--	-105	--	--	--	--	-105	
	Net Change	769	69	556	1,394	568	145	118	831	2,225	
Approvals (Stages 2&4)	Construction	472	166	616	1,254	1,282	33	78	1,393	2,647	52.6
	Demolition	-97	-69	-10	-176	--	--	--	--	-176	
	Net Change	375	97	606	1,078	1,282	33	78	1,393	2,471	
Under Construction (Stage 5)	Construction	98	334	31	463	130	18	--	148	611	24.2
	Demolition	-52	-76	-91	-219	--	--	--	--	-219	
	Net Change	46	258	-60	244	130	18	--	148	392	
Work Completed (Stages 6&7)	Construction	72	430	148	650	230	--	6	236	886	26.6
	Demolition	-38	-155	-25	-218	-13	--	--	-13	-231	
	Net Change	34	275	123	432	217	--	6	223	655	
1980 Completions	Construction	60	361	92	513	617	170	41	828	1,341	61.7
	Demolition	-86	-88	-10	-184	--	--	--	--	-184	
	Net Change	-26	273	82	329	617	170	41	828	1,157	
1979 Completions	Construction	205	594	516	1,315	570	135	46	751	2,066	36.3
	Demolition	-78	-161	-18	-257	--	--	--	--	-257	
	Net Change	127	433	498	1,058	570	135	46	751	1,809	
1978 Completions	Construction	468	494	92	1,054	284	93	2	379	1,433	26.4
	Demolition	-106	-99	-76	-281	--	--	--	--	-281	
	Net Change	362	395	16	773	284	93	2	379	1,152	
1977 Completions	Construction	332	184	280	796	47	--	20	67	863	7.8
	Demolition	-60	-102	--	-162	--	--	--	--	-162	
	Net Change	272	82	280	634	47	--	20	67	701	
1976 Completions	Construction	239	248	42	529	64	31	--	95	624	15.2
	Demolition	-8	-84	--	-92	--	--	--	--	-92	
	Net Change	231	164	42	437	64	31	--	95	532	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	1,946	2,811	1,817	6,574	3,224	480	193	3,897	10,471	37.2
	Demolition	-525	-834	-230	-1,589	--	--	--	-13	-1,602	
	Net Change	1,421	1,977	1,587	4,985	3,224	480	193	3,884	8,869	

APPENDIX 2.5

RESIDENTIAL DEVELOPMENT 1976-1981 IN THE CITY OF TORONTO

Policy Area	Stage	PRIVATE UNITS					ASSISTED UNITS					PRIVATE AND ASSISTED COMBINED				
		Non-Family	Suitable for Children			Total	Non-Family	Suitable for Children			Total	Non-Family	Suitable for Children			Total
			Yes	No	?			Yes	No	?			Yes	No	?	
Central Core	Approved	722	12	1,028		1,762	254				254	976	12	1,028		2,016
	Under Construction	414	53	1,774		2,461	285	5	76		366	899	58	1,850		2,807
	Completed 1981	161	42	332		535						161	42	332		535
	Completed 1980	239	30	371		640	184	12	40		236	423	42	411		876
	Completed 1979	1,282	26	618		1,926	25				25	1,307	26	618		1,951
	Completed 1978	473	44	292		809						473	44	292		809
	Completed 1977		3			3							3			3
	Completed 1976		2			2							2			2
Residual Central Area	Approved	301	134	1,141		1,576	11	18	242		29	312	152	1,141		1,605
	Under Construction	84	174	183		441	431	128	95		801	515	302	425		1,242
	Completed 1981	70	255	42		367	178	115	93		388	248	370	137		755
	Completed 1980	63	66		15	144	457	63	93	29	613	520	129	93	15	757
	Completed 1979	779	225	312	31	1,347	1,217	240	89		1,575	1,996	465	401	60	2,922
	Completed 1978	97	38			135	404	46	40		490	501	84	40		625
	Completed 1977	83	66	10		139	279	22	1		302	362	88	11		461
	Completed 1976	3	44			47						3	44			47
Central Area Totals	Approved	1,023	146	2,169		3,338	265	18	318		283	1,288	164	2,169		3,621
	Under Construction	498	227	1,957		2,882	716	133	95		1,167	1,414	360	2,275		4,049
	Completed 1981	231	297	374		902	178	115	95		388	409	412	469		1,290
	Completed 1980	302	96	371	15	784	641	75	133		849	943	171	504	15	1,633
	Completed 1979	2,061	251	930	31	3,273	1,242	240	89	29	1,600	3,303	491	1,019	60	4,873
	Completed 1978	570	82	292		944	404	46	40		490	974	128	332		1,434
	Completed 1977	83	69	10		162	279	22	1		302	362	91	11		464
	Completed 1976	3	46			49						3	46			49
Outer City	Approved	472	166	409	207	1,254	1,282	53	6	72	1,393	1,754	199	415	279	2,647
	Under Construction	98	334	31		463	130	18			148	228	352	31		611
	Completed 1981	72	430	148		650	230		6		236	302	430	154		886
	Completed 1980	60	361	57	35	513	617	170	41		828	677	531	98	35	1,341
	Completed 1979	205	594	342	174	1,315	570	135	46		751	775	729	388	174	2,066
	Completed 1978	466	494	92		1,054	284	93	2		379	752	587	94		1,433
	Completed 1977	332	184	280		796	47		20		67	379	184	300		863
	Completed 1976	239	248	42		529	64	31			95	303	279	42		624
City Totals	Approved	1,495	312	2,578	207	4,592	1,547	71	6	72	1,676	3,042	363	2,584	279	6,268
	Under Construction	796	516	1,988		3,345	846	151	318		1,315	1,642	712	2,306		4,660
	Completed 1981	303	727	522		1,552	408	115	101		624	711	842	623		2 170
	Completed 1980	362	457	428	50	1,297	1,258	245	174		1,677	1,620	702	602	50	2,974
	Completed 1979	2,266	843	1,272	205	4,588	1,812	375	135	29	2,351	4,078	1,220	1,407	234	6,939
	Completed 1978	1,038	576	384		1,998	688	139	42		869	1,726	715	426		2,867
	Completed 1977	415	253	290		958	326	22	21		369	741	275	311		1,327
	Completed 1976	242	294	42		578	64	31			93	306	325	42		673

APPENDIX 2.6 STOCK OF OCCUPIED AND VACANT HOUSING CITY OF TORONTO (As of January 1, 1981)

Area	PRIVATE DWELLINGS		ASSISTED DWELLINGS		PRIVATE AND ASSISTED	
	Number of Units	Cumulative Total	Number of Units	Cumulative Total	Number of Units	Cumulative Total
CENTRAL AREA						
Existing Stock as of Jan. 1/76	41,847		8,046		49,893	
Net Increase During 1976	14	41,861		8,046	14	49,907
Net Increase During 1977	99	41,960	302	8,348	401	50,308
Net Increase During 1978	878	42,838	490	8,838	1,368	51,676
Net Increase During 1979	3,182	46,020	1,600	10,438	4,782	56,458
Net Increase During 1980	699	46,719	849	11,287	1,548	58,006
Net Increase During 1981	759	47,478	388	11,675	1,147	59,153
OUTER CITY						
Existing Stock as of Jan. 1/76	187,581		4,853		192,434	
Net Increase During 1976	437	188,018	95	4,948	532	192,966
Net Increase During 1977	634	188,652	67	5,015	701	193,667
Net Increase During 1978	773	189,425	379	5,394	1,152	194,819
Net Increase During 1979	1,058	190,483	731	6,145	1,809	196,628
Net Increase During 1980	329	190,812	828	6,973	1,157	197,785
Net Increase During 1981	432	191,244	223	7,196	655	198,440
CITY OF TORONTO						
Existing Stock as of Jan. 1/76	229,428		12,899		242,327	
Net Increase During 1976	451	229,879	95	12,994	546	242,873
Net Increase During 1977	733	230,612	369	13,363	1,102	243,975
Net Increase During 1978	1,651	232,263	869	14,232	2,520	246,495
Net Increase During 1979	4,240	236,503	2,351	16,583	6,591	253,086
Net Increase During 1980	1,028	237,531	1,677	18,260	2,705	255,791
Net Increase During 1981	1,191	238,722	611	18,871	1,802	257,593

Source: Census of June 1976, various public housing agencies and Toronto Co-operative Federation

APPENDIX 3.1

PRICES AND RENTS - INFORMATION SOURCES

The volume of annual sales and sale prices are obtained from TEELA, a private company which publishes a digest of sales for major cities across the country. Figures presented for 1980 sales, by way of comparison with 1981, are slightly different from those presented in last year's City Monitor Report. This is due to the registration of some 1980 sales in early 1981.

The volume of new sales cannot be strictly interpreted as the volume of new construction because of some definition variations between the data coded on the TEELA file and the City Monitor statistics. Often a transaction coded as 'new sale' on the TEELA file will actually be the resale of an older property. This discrepancy exists in some cases where the vendor of such a property is a corporation. Still, for the purposes of this report, the TEELA 'new sale' data are useful for comparative purposes, particularly since many of the 'corporate resales' in question involve the renovation of vacant units. The 'new sale' data have also been adjusted to eliminate extremely low sale values which could not possibly have pertained to new construction.

Rents for private housing are collected through field surveys conducted by Planning and Development Department staff between October and December.

Rents for older, vacant housing within the existing stock are collected by Canada Mortgage and Housing Corporation as part of their semi-annual vacancy survey.

The City of Toronto Housing Department provides information on the rents of assisted housing.

APPENDIX 3.2: New Dwelling Units Completed or Ready for Occupancy 1976, 1977, 1978, 1979, 1980 and 1981

	Rental Units*						Condominums						Other Units (For Sale)					
	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedrooms	Total	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedrooms	Total	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedrooms	Total
1976																		
Assisted Units	203	137	33	27	1	421	*	*	*	*	*	*	--	--	--	--	--	--
Private Units	1,147	350	226	4	1	1,728	*	*	*	*	*	*	--	3	17	26**	14	26**
Total	1,350	507	259	31	2	2,149	*	*	*	*	*	*	--	3	17	148	14	182
1977																		
Assisted Units	262	42	47	23	4	378	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	468	151	278	10	--	907	3	5	188	71	4	271	--	--	--	--	--	--
Total	731	193	325	33	4	1,286	3	5	188	71	4	271	--	10	26	128	28	192
1978																		
Assisted Units	334	252	136	89	28	862	--	--	--	--	--	--	--	--	79**	31**	2**	112
Private Units	281	708	195	106	33	1,303	--	17	256	222	--	495	--	--	18	182	20	220
Total	615	963	331	195	61	2,165	--	17	256	222	--	495	--	--	97	213	22	332
1979																		
Assisted Units	582	595	277	180	36	1,670	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	623	645	365	207	--	1,840	100	187	582	241	--	1,110	--	10	29	107	21	167
Total	1,205	1,240	642	387	36	3,510	100	187	582	241	--	1,110	--	10	29	107	21	167
1980																		
Assisted Units	708	505	248	97	15	1,373	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	159	215	221	94	5	694	2	113	262	98	1	476	--	--	36	234	33	303
Total	867	720	469	191	20	2,267	2	113	262	98	1	476	--	--	36	234	33	303
1981																		
Assisted Units	105	235	86	84	12	522	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	--	18	37	3	1	59	--	156	822	70	--	1,048	--	23	77	474	42	616
Total	105	253	123	87	13	581	--	156	822	70	--	1,048	--	23	77	474	42	616

Source: City of Toronto Planning and Development Department Surveys, 1976, 1977, 1978, 1979, 1980 and 1981

* Not Available
** ASOP - Assisted Home Ownership Program

APPENDIX 3.3 Comparison of Rents and Vacancy Rates by Unit Size, by Policy Area

	CENTRAL AREA							OUTER CITY							
	New Units*			Older Units**				New Units*			Older Units**				City Wide
Unit Size	Sample Size	Range of Rents	Average Rent	Sample Size	Range of Rents	Average Rent	Vacancy Rate	Sample Size	Range of Rents	Average Rent	Sample Size	Range of Rents	Average Rent	Vacancy Rate	Vacancy Rate
Bach.	--	$ --	$ --	4699	$ 150-480	$ 286	0.4	--	--	--	6263	$ 90-500+	$ 255	0.7	0.5
1-Bed	18	$ 475-1250	$ 819	11201	$ 190-500+	$ 356	0.3	--	--	--	17208	$ 150-500+	$ 313	0.4	0.3
2-Bed	16	$ 600	$ 600	4255	$ 80-500+	$ 437	1.1	11	$ 475-550	$ 507	7695	$ 80-500+	$ 380	1.0	0.8
3-Bed	3	$ 525-550	$ 533	518	$ 80-500+	$ 485	0.7		--	--	794	$ 80-500+	$ 437	3.5	0.6
4-Bed	1	$ 675	$ 675								29	$ 510	$ 510	N/A	N/A
TOTAL	38			20673			0.6	11			31989			1.4	0.6

* City of Toronto Planning and Development Department Survey, December 1981.

** CMHC Rental Apartment Vacancy Survey, October 1981.
Sample taken from total universe of apartment structures with 6 units or more.

APPENDIX 3.4:

SUMMARY OF NEWLY CONSTRUCTED PUBLICLY FUNDED DWELLING UNITS AVAILABLE FOR OCCUPANCY IN THE CITY OF TORONTO, 1981*

Project	Developer	Total # of Units	Dwelling Type	Number of Units By Bedroom Size	Rent Per Month	Comments
174 Leslie St.	St. Joseph's	91	Apartments	91-1 Bedroom	285	Senior Citizen Housing Rent Subsidy
369 Pape Ave.	MTHC (Pape Manor)	139	Apartments	105 Bachelors 34-1 Bedroom	N/A N/A	Senior Citizen Housing 100% rent supplemented
13 Madison Ave.	Annex Community Co-operative	4	Renovated Housing	2-1 Bedroom 2-2 Bedroom	369 406	30% rent supplemented
25 Madison Ave.	Annex Community	15	12 Apartments (new) 3 Renovated Units	2-1 Bedroom 7-2 Bedroom 6-3 Bedroom	369 406 430	30% rent supplemented
t. Lawrence PH 2						
3 Aitken Pl.	CTNPHC	1	Row Housing	1-2 Bedroom	460	25% rent supplemented
5 Aitken Pl.	CTNPHC	1	Row Housing	1-2 Bedroom	460	25% rent supplemented
0 Aitken Pl.	CTNPHC	1	Row Housing	1-3 Bedroom	540	25% rent supplemented
2 Aitken Pl.	CTNPHC	1	Row Housing	1-3 Bedroom	540	25% rent supplemented
9 Portneuf Ct.	CTNPHC	1	Row Housing	1-3 Bedroom	540	25% rent supplemented
1 Portneuf Ct.	CTNPHC	1	Row Housing	1-3 Bedroom	540	25% rent supplemented
1 Douville Ct.	CTNPHC	1	Row Housing	1-2 Bedroom	460	25% rent supplemented
2 Douville Ct.	CTNPHC	1	Row Housing	1-2 Bedroom	460	25% rent supplemented
4 Douville Ct.	CTNPHC	1	Row Housing	1-2 Bedroom	460	25% rent supplemented
6 Douville Ct.	CTNPHC	1	Row Housing	1-2 Bedroom	460	25% rent supplemented
Hahn Pl.	New Dimensions Co-operative	32	Apartments	5-2 Bedroom 15-3 Bedroom 12-4 Bedroom	450 500 540	15% rent supplemented
Longboat Ave.	Lantana (Caroline (Co-operative	8	Duplex	4-1 Bedroom 4-2 Bedroom	340 400	15% rent supplemented
Longboat Ave.	Lantana (Caroline Co-operative)	28	Duplex	2-1 Bedroom 20-2 Bedroom 6-3 Bedroom	340 400 460	15% rent supplemented
0 Longboat Ave.	Harmony Co-operative	63	Apartments	42-1 Bedroom 21-2 Bedroom	350 425	15% rent supplemented
6/144 gboat Ave.	Harmony Co-operative	6	Stacked Townhouses	6-3 Bedroom	520	15% rent supplemented
732 liament St.	Harmony Co-operative	9	Row Housing (grade related)	9-3 Bedroom	540	15% rent supplemented
Bleecker St.	Lantana (Fieldstone Co-operative)	68	Apartments	28-1 Bedroom 12-2 Bedroom 28-3 Bedroom	350 440 483	15% rent supplemented
River St.	Metropolitan Toronto Labour Council (T.C. Douglas Co-operative)	50	Apartments	24-1 Bedroom 16-2 Bedroom 10-3 Bedroom	293 360 420	25% rent supplemented
Ontario St.	CTNPHC	9	Duplex	6-1 Bedroom 3-2 Bedroom	330 410	25% rent supplemented
1		532				

ce: City of Toronto Housing Department, December 1981 and City of Toronto Planning and Development Department Survey, December 1981

POOR

QUALITY

ORIGINAL